



APPLICATION ACCEPTED: May 21, 2010
PLANNING COMMISSION: October 20, 2010

County of Fairfax, Virginia

WSPOD

October 5, 2010

STAFF REPORT

APPLICATION CSP 81-S-058

SULLY DISTRICT

APPLICANT: Centrewood Drive Apartments, Inc.

PRESENT ZONING: PDH-12, WS

PARCEL(S): 65-1 ((1)) 3C, 3D

ACREAGE: 47.52 acres

PLAN MAP: Residential; 16-20 du/ac

PROPOSAL: Approval of a Comprehensive Sign Plan for the application property

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 81-S-058, subject to development conditions found in Appendix 1 of this report.

It should be noted that it is not the intent of staff to recommend that the Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

NACSP\CSP 81-S-058 Centrewood Apartments\Staff Report_Cover.doc

S. Zottl

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



The approval of this Comprehensive Sign Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

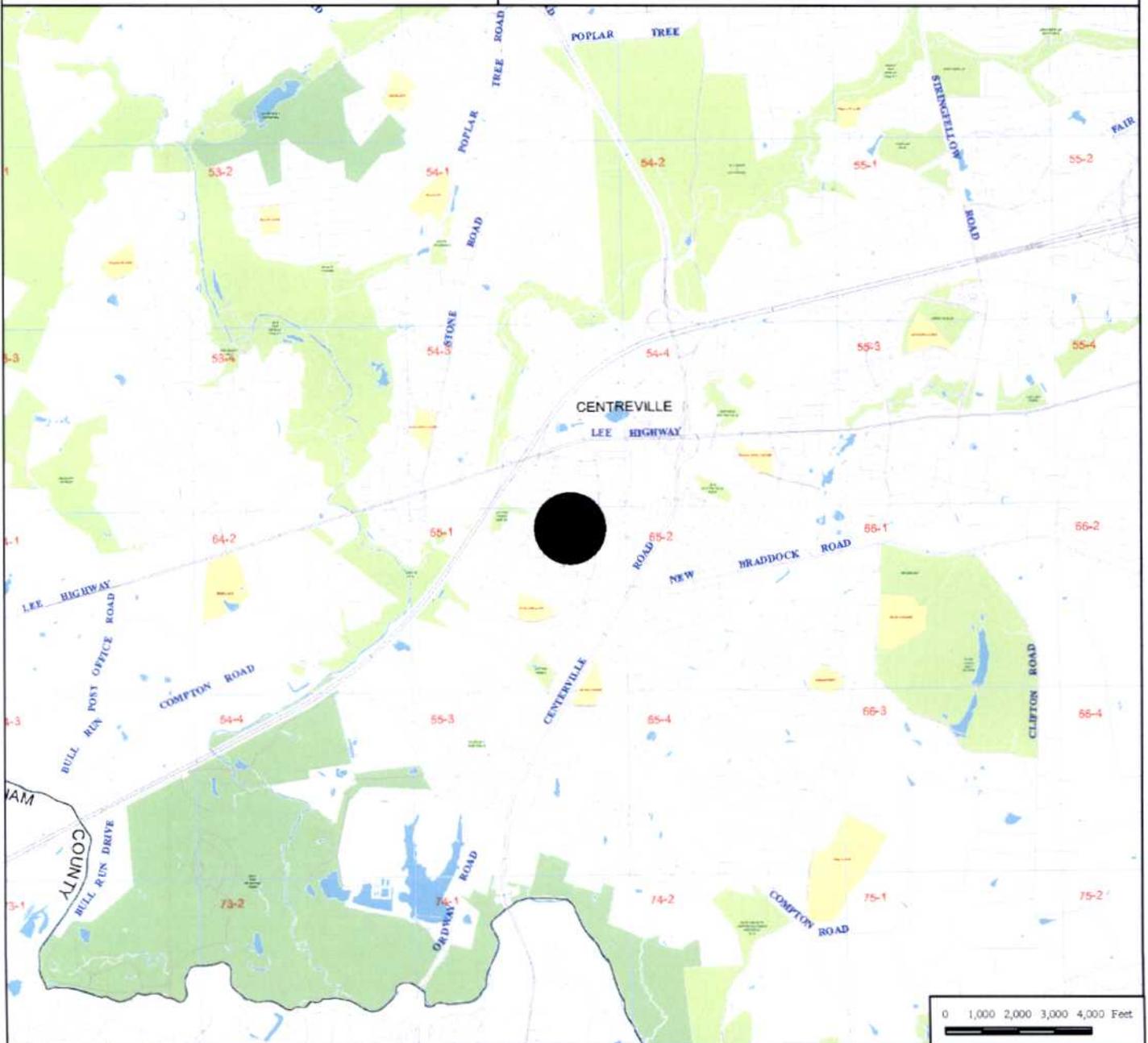


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 81-S-058

Applicant: CENTREWOOD DRIVE APARTMENTS INC.
 Accepted: 05/21/2010
 Proposed: COMPREHENSIVE SIGN PLAN
 Area: 47.52 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect: SOUTH WEST QUADRANT OF THE INTERSECTION OF CENTREWOOD DRIVE AND MACHEN ROAD
 Located:
 Zoning: PDH-12
 Overlay Dist: WS
 Map Ref Num: 065-1- /01/ /0003C /01/ /0003D

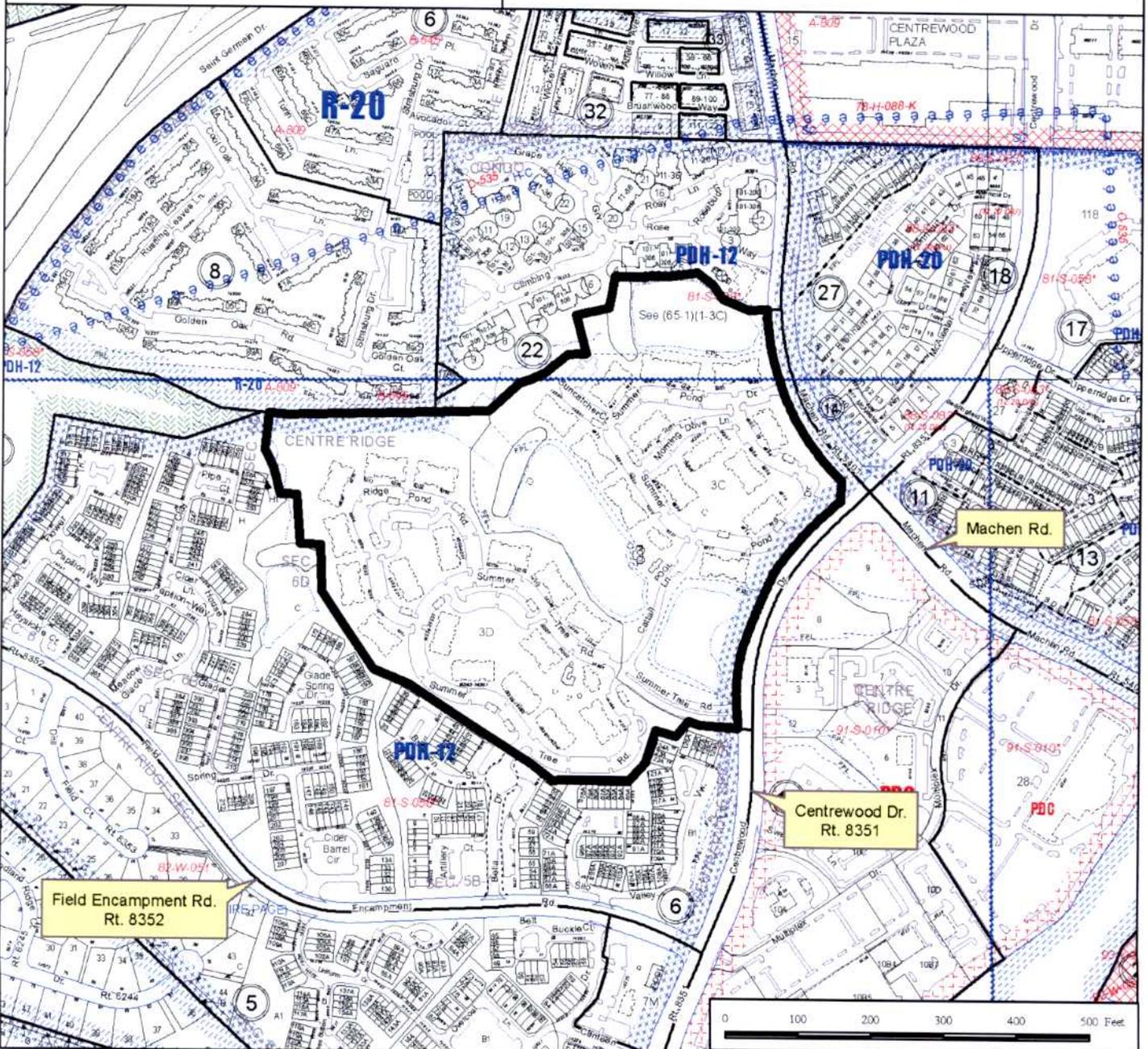
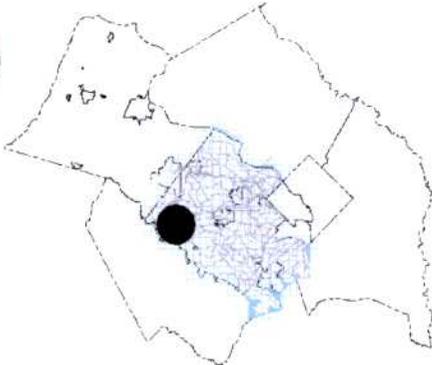


Comprehensive Sign Plan

CSP 81-S-058

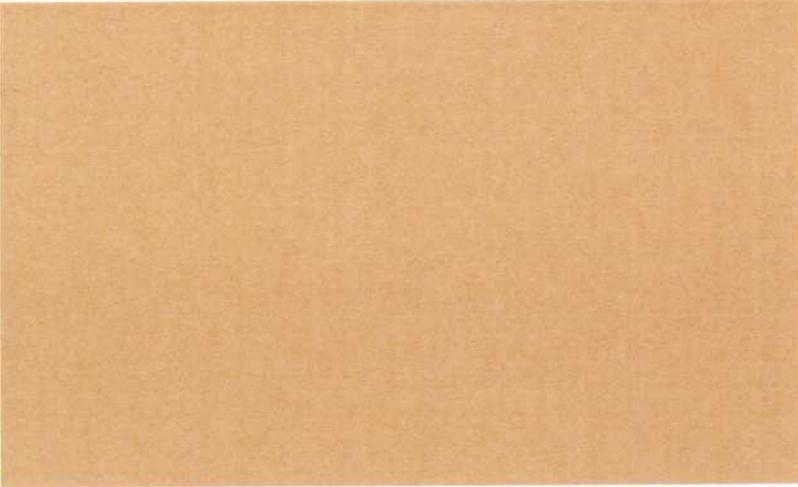
Applicant: CENTREWOOD DRIVE APARTMENTS INC.
Accepted: 05/21/2010
Proposed: COMPREHENSIVE SIGN PLAN
Area: 47.52 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: SOUTH WEST QUADRANT OF THE INTERSECTION OF CENTREWOOD DRIVE AND MACHEN ROAD
Located:

Zoning: PDH-12
Overlay Dist: WS
Map Ref Num: 065-1- /01/ /0003C /01/ /0003D



LAKE SIDE
APARTMENTS

SIGN PLAN AND DESIGN PACKAGE



7440 Fort Smallwood Road
Baltimore, Maryland 21226

CLIENT NAME
Bozuto

PHONE NUMBER
703-830-2700

PROJECT NAME
Lakeside Apartments

CITY/STATE
Centreville, VA

DATE
8/23/10

DESIGNER
Brent H

PROJECT NUMBER
30238-001

DATE
8/23/10

REV. #	DATE	DESCRIPTION
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

REVISION HISTORY

REV. #	DATE	DESCRIPTION
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS

TYPE	AMP	VOLTAG
AS SHOWN		

TIME MANAGEMENT DEVICE

PHOTO CELL	TIME CLOCK	NON	X

CLIENT/LANDLORD APPROVAL

APPROVED: APPROVED: DISAPPROVED: REVIS & RESUBMIT:

CLIENT SIGNATURE: _____ DATE: _____

LANDLORD SIGNATURE: _____ DATE: _____

- 2 S/F Main ID Monument Sign (Pg. 3)
- 3 D/F Secondary ID Monument Sign (Pg. 4)
- 4 S/F Leasing Office Directional (Pg. 5)
- 5 S/F Campus Directional (Pg. 6)
- 6 Custom Stairway Lights (Pg. 7)
- LO Brochure Box (Pg. 8)
- 8 S/F Leasing Center Directional (Pg. 9)
- 9 S/F Boat/Trailer Parking Sign (Pg. 10)
- 10 S/F Animal Control Sign (Pg. 11)
- 11 S/F Carport Parking Sign (Pg. 12)
- 12 S/F Regulatory Sports Court Sign (Pg. 13)
- 13 S/F Restricted Parking Sign (Pg. 14)
- 14 S/F Private Lake Sign (Pg. 15)
- 15 S/F Tot Lot Rules Sign (Pg. 16)
- 16 S/F Dog Park Rules Sign (Pg. 17)
- 17 S/F Volleyball Rules Sign (Pg. 18)
- 18 S/F Car Wash Area Sign (Pg. 19)
- TBD D/F Street Blade Sign (Pg. 20)
- LO S/F Leasing Center Hours Sign (Pg. 21)
- 21 S/F Trash Compactor Sign (Pg. 22)
- 22 D/F Marketing Sign (Pg. 23)
- 23 S/F Pool Rules Sign (Pg. 24)
- LO S/F Fitness Center Rules Sign (Pg. 25)
- S/F Carport ID Sign (Pg. 26) *To replace existing**
- S/F Building ID Sign (Pg. 27) *To replace existing**
- 27 S/F Standard Speed Limit Sign (Pg. 28)
- S/F Handicap Parking Sign (Pg. 29) *To replace existing**
- 29 S/F Welcome Sign (Pg. 30)
- 30 S/F Leasing Center Directional (Pg. 31)



SIGN TYPE
SITE MAP
(Placement Schedule)

QTY
X

DRAWING NUMBER
0672BAH

SHEET NUMBER
02 of 37

Colors portrayed are representational unless noted; actual color samples available upon request. This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

SUBMITTER NAME:	
Bozuto	
PHONE NUMBER:	
703-830-2700	
SITE ADDRESS NAME:	
Lakeside Apartments	
ADDRESS:	DRAWING DATE:
Centreville, VA	8/23/10
SALES REPR:	ADD. TIME/NO. HR:
Brent H	
DRAWING NUMBER:	COMPLETION DATE:
30238-001	

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH
REV #	DRAWING DATE	DRAWING # REPLACES

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	<input checked="" type="checkbox"/> TIME CLOCK	<input type="checkbox"/> NGNE

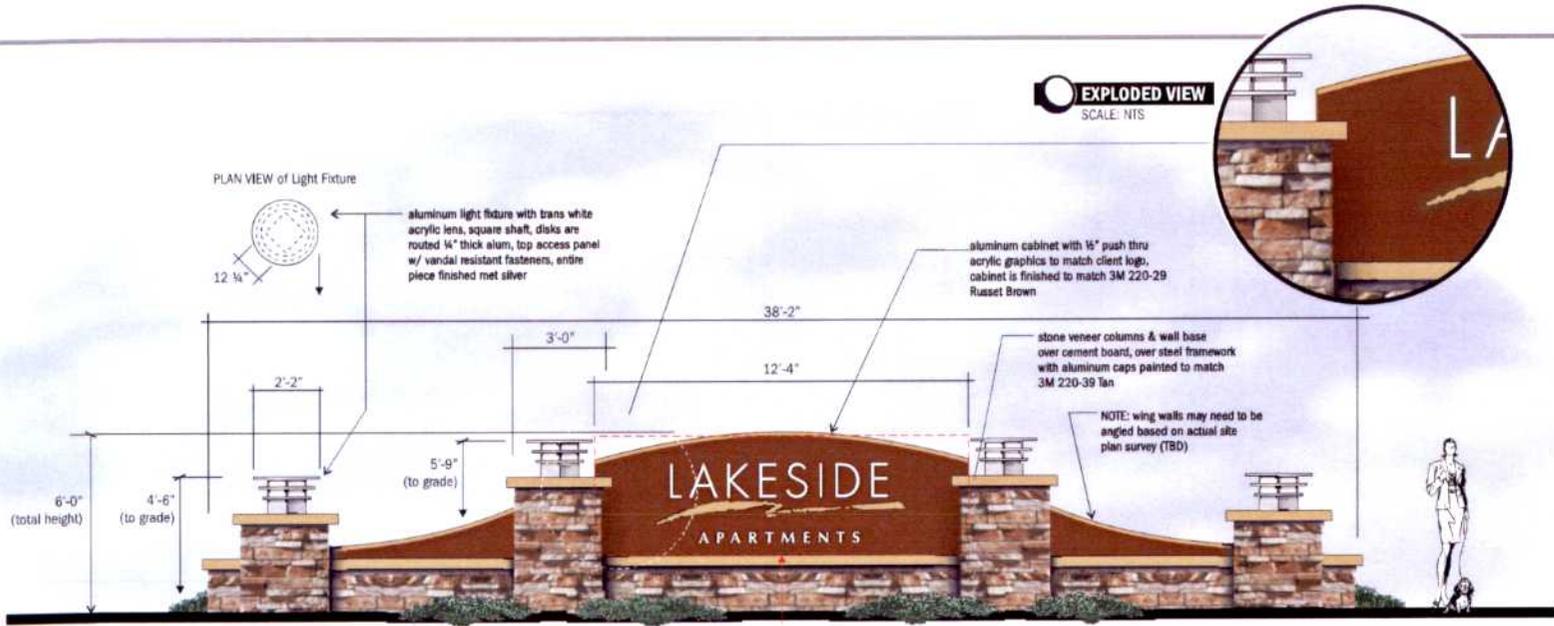
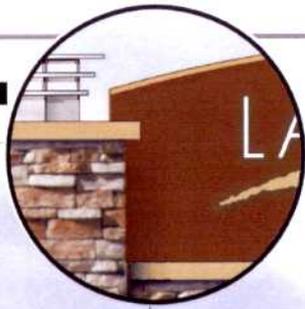
CLIENT/LANDLORD APPROVAL

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DISAPPROVED	REMARKS & COMMENTS
-----------------------------------	--	--------------------------------------	--------------------

CLIENT SIGNATURE: _____ DATE: _____

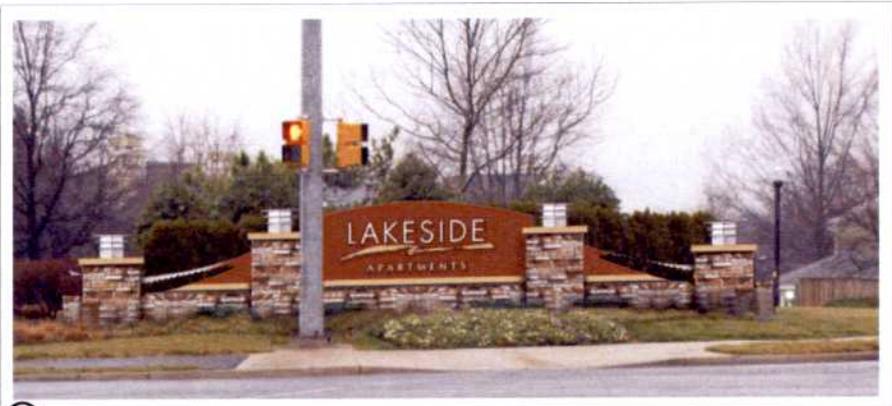
LANDLORD SIGNATURE: _____ DATE: _____

EXPLODED VIEW
SCALE: NTS



49,666 sq. ft.

ELEVATION DETAIL
SCALE: 1/4" = 1'

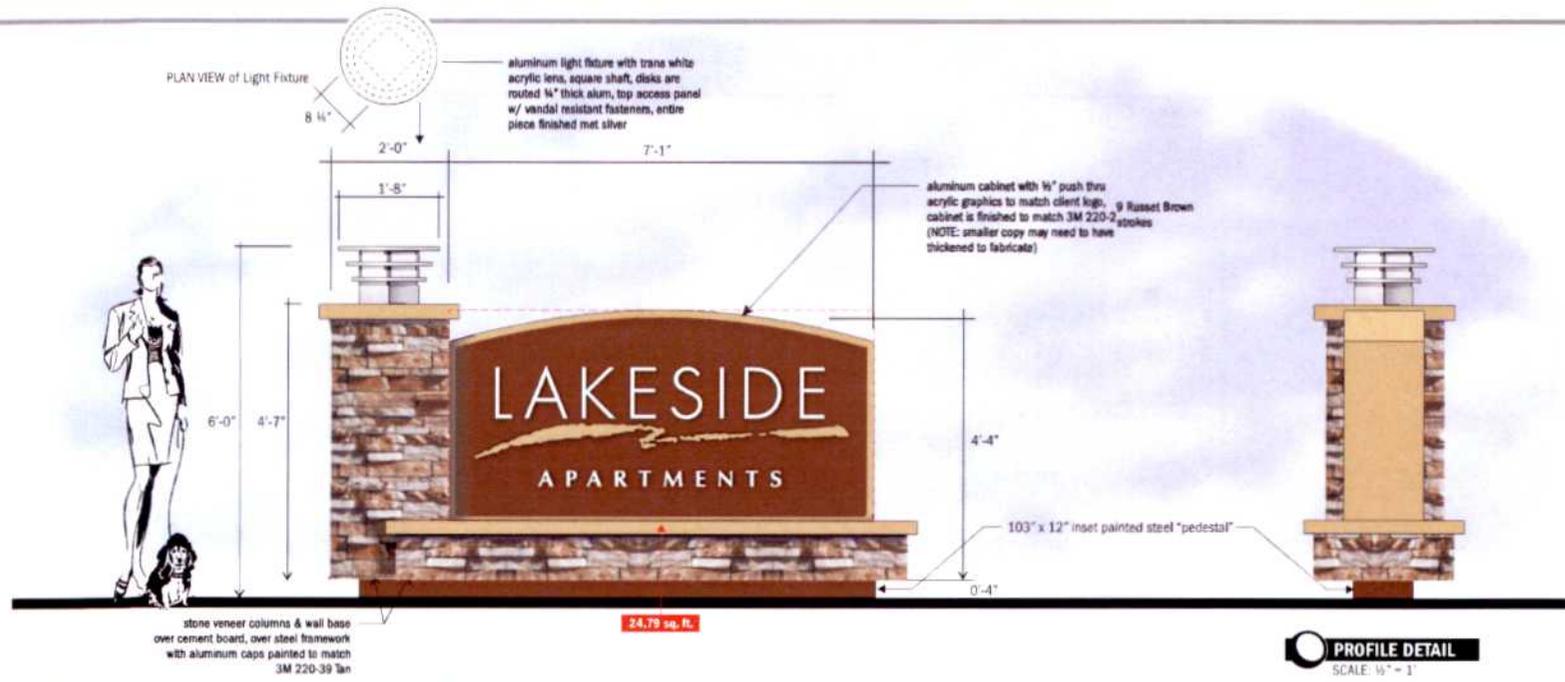


ELEVATION VIEW
SCALE: NTS

SIGN TYPE	QTY
S/F Main ID Monument Sign	1

DRAWING NUMBER	SHEET NUMBER
0672BAH	03 of 37

CLIENT NAME	Bozzuto	
PHONE NUMBER	703-830-2700	
PROJECT NAME	Lakeside Apartments	
PROJECT ADDRESS	Centreville, VA	DATE: 8/23/10
PROJECT CONTACT	Brent H	PHONE NUMBER: 30238-001
REVISION HISTORY		
REV#	DATE	DESCRIPTION
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH
REV#	DRAWING DATE	DRAWING # REPLACED
ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTS
AS SHOWN		
TIME MANAGEMENT DEVICE		
PHOTO CELL	<input checked="" type="checkbox"/>	TIME CLOCK
		NONE
CLIENT/LANDLORD APPROVAL		
APPROVED	APPROVED AS NOTED	DISAPPROVED REVE & RESUBMIT
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	



ELEVATION DETAIL
SCALE: 1/2" = 1'



SIGN TYPE	QTY
D/F Illuminated Secondary ID Monument Sign	2
DRAWING NUMBER	SHEET NUMBER
0672BAH	04 of 37

PHOTOGRAPHS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.
This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.205.6400 Fax 410.427.5336

PROJECT NAME	
Bozuto	
PHONE NUMBER	
703-830-2700	
PROJECT NAME	
Lakeside Apartments	
PROJECT LOCATION	DATE
Centreville, VA	8/23/10
CLIENT NAME	PROJECT MGR.
Brent H	
PROJECT NUMBER	COMP. DATE
30238-001	

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTS
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL		
APPROVED	APPROVED	DISAPPROVED
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE



SIGN TYPE	QTY
S/F Non-illuminated Leasing Office Directional Sign w/ brick	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	05 of 37

WORDS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST. This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



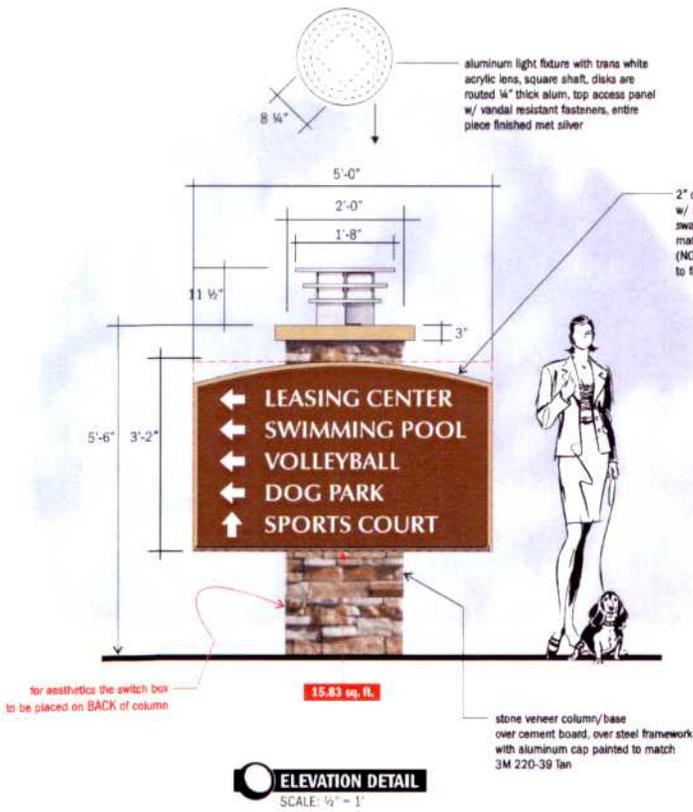
7440 Fort Smallwood Road Baltimore, Maryland 21226
Phone 410.255.8400 Fax 410.437.5336

PROJECT NAME	
Bozzuto	
PHONE NUMBER 703-830-2700	
CLIENT NAME Lakeside Apartments	
LOCATION Centreville, VA	DATE 8/23/10
DESIGNER Brent H	CHECKED BY
PROJECT NUMBER 30238-001	COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAGE	
AS SHOWN			
TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X

CLIENT/LANDLORD APPROVAL			
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED	<input type="checkbox"/> DISAPPROVED
CLIENT SIGNATURE		DATE	
LANDLORD SIGNATURE		DATE	



SIGN TYPE	QTY
S/F Non-illuminated Campus Directional w/ brick	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	06 of 37

Colors portrayed are representational unless noted; actual color samples available upon request. This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.6400 Fax 410.437.3336

JOB NAME	
Bozzuto	
PHONE NUMBER 703-830-2700	
CITY, ST, ZIP NAME Lakeside Apartments	
DATE Centreville, VA	DATE 8/23/10
DESIGNER Brent H	
PROJECT NUMBER 30238-001	

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

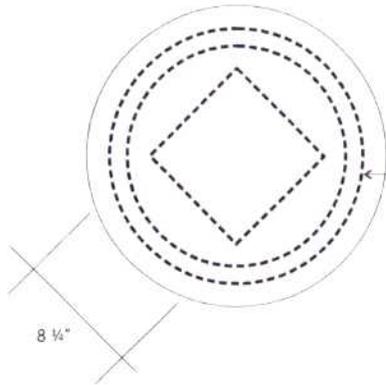
REV.#	DRAWING DATE	DRAWING # REPLACED
-------	--------------	--------------------

ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAGE	
AS SHOWN			

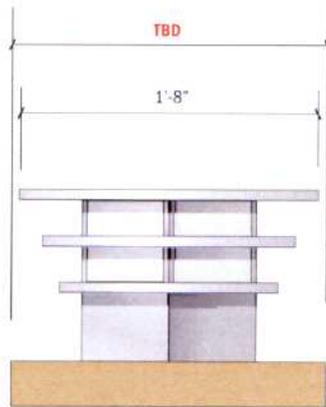
TIME MANAGEMENT DEVICE					
PHOTO CELL	<input checked="" type="checkbox"/>	TIME CLOCK	<input type="checkbox"/>	NONE	<input type="checkbox"/>

CLIENT/LANDLORD APPROVAL

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DIS-APPROVED REUSE & RESUBMIT
CLIENT SIGNATURE		DATE
LANDLORD SIGNATURE		DATE



aluminum light fixture with trans white acrylic lens, square shaft, disks are routed 1/4" thick alum, top access panel w/ vandal resistant fasteners, entire piece finished met silver



ELEVATION DETAIL
SCALE: 1 1/2" = 1'



Lights to be installed at corners of existing brick planter walls



ELEVATION VIEW
SCALE: NTS

SIGN TYPE	QTY
Stairway Lights	2
DRAWING NUMBER	SHEET NUMBER
0672BAH	07 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.6400 Fax 410.437.5336

PROJECT NAME	
Bozuto	
PHONE NUMBER	703-830-2700
PROJECT NAME	
Lakeside Apartments	
ADDRESS	Centreville, VA
DATE	8/23/10
CLIENT NAME	
Brent H	
PROJECT NUMBER	30238-001

REVISION HISTORY		
4	8/23/10	0653BAH
3	8/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAJE	
AS SHOWN			

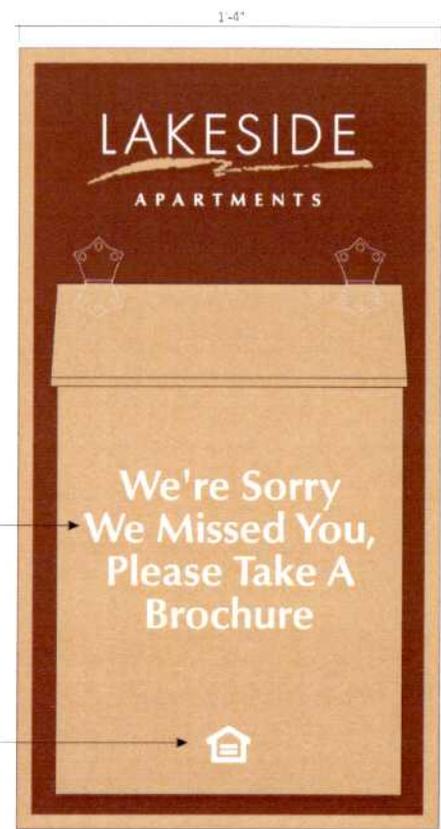
TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X

CLIENT/LANDLORD APPROVAL			
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DELAYED	<input type="checkbox"/> REWORK & RESUBMIT

CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE



ELEVATION VIEW
SCALE: 3/4" = 1'



ELEVATION DETAIL
SCALE: 3" = 1'

- SIZE As Noted
- DBL FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- BOX MATERIAL Break bent aluminum w/ hinged aluminum lid
- BOX FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Anchored into brick wall (hardware TBD)

Applied 3M 220-10 White vinyl on aluminum box face

ALL COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.
This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE	QTY
Brochure Box w/ Additional Panel	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	08 of 37

FOR REFERENCE ONLY



7440 Fort Smathers Road Baltimore, Maryland 21228
Phone 410-255-8400 Fax 410-437-5338

CUSTOMER NAME	
Bozzuto	
PHONE NUMBER	
703-830-2700	
SITE / STORE NAME	
Lakeside Apartments	
UP / DATE	DRAWING DATE
Centreville, VA	8/23/10
SALES REP	ACCT. PROJ. MGR
Brent H	
PROJECT NUMBER	COMPLETION DATE
30238-001	

REVISION HISTORY		
4	8/23/10	0653BAH
3	8/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

REV. #	DRAWING DATE	DRAWING # REPLACED
--------	--------------	--------------------

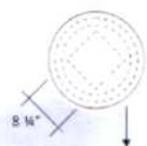
ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAJE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APPROVED	AS NOTED	3RD APPROVED
		REVISED & RESUBMIT

CLIENT SIGNATURE	DATE
------------------	------

LANDLORD SIGNATURE	DATE
--------------------	------



aluminum light fixture with trans white acrylic lens, square shaft, disks are routed 1/4" thick alum. top access panel w/ vandal resistant fasteners, entire piece finished met silver



2" deep sign face. Aluminum over 2" aluminum tube (rolled top) w/ stud-mounted acrylic graphics to match client logo, seach painted to match 3M 220-39 tan, cabinet is finished to match 3M 220-29 Russet Brown (NOTE: smaller copy may need to have strokes thickened to fabricate)

for aesthetics the switch box to be placed on BACK of column

12.56 sq. ft.

ELEVATION DETAIL
SCALE: 1/2" = 1'

stone veneer column/base over cement board, over steel framework with aluminum cap painted to match 3M 220-39 tan



ELEVATION VIEW
SCALE: NTS

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE	QTY
S/F Non-illuminated Leasing Center Directional w/ brick	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	09 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.8400 Fax 410.437.5336

CUSTOMER NAME
Bozzuto

DRAWING NUMBER
703-830-2700

SITE, STORE NAME
Lakeside Apartments

CITY, STATE
Centreville, VA

SALES REP
Brent H

NAVIGATOR NUMBER
30238-001

INSTALL DATE
8/23/10

ACT. PROJ. MGR
ACCT / PROJ MGR

COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAJE	
AS SHOWN			

TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X

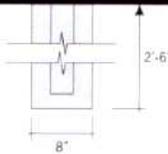
CLIENT/LANDLORD APPROVAL		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DIS-APPROVED REPAIR & RESIGNMENT

CLIENT SIGNATURE _____ DATE _____

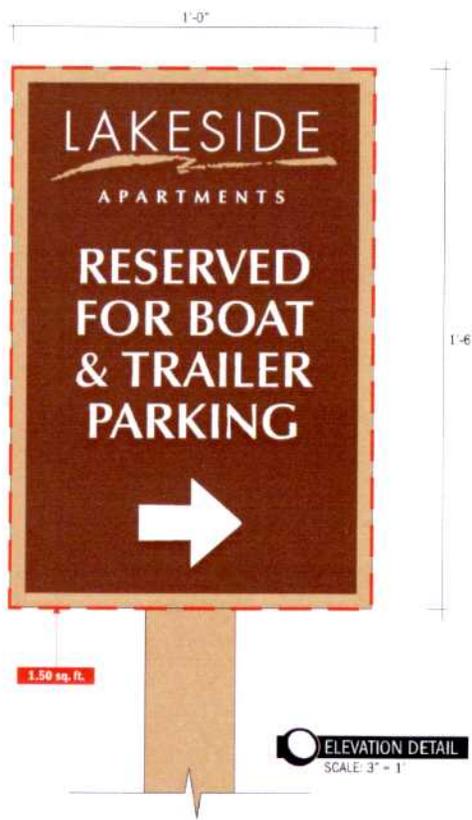
LANDLORD SIGNATURE _____ DATE _____



ELEVATION VIEW
SCALE: 3/4" = 1'



- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
- Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct bunal into poured concrete footer



ELEVATION DETAIL
SCALE: 3" = 1'

SIGN TYPE S/F Boat / Trailer Parking Sign w/ post	QTY 3
DRAWING NUMBER 0672BAH	SHEET NUMBER 10 of 37

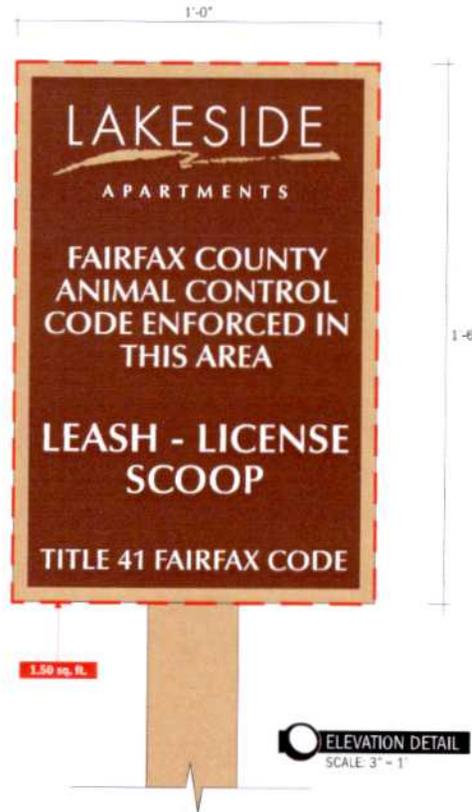
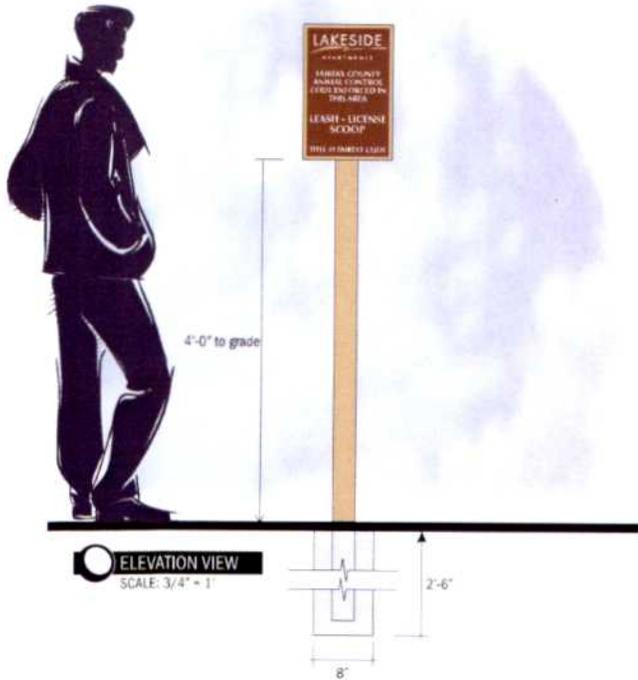
COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.
This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.290.6400 Fax 410.437.5336

CUSTOMER NAME Bozzuto		
PHONE NUMBER 703-830-2700		
SITE / OFFICE NAME Lakeside Apartments		
CITY / STATE Centreville, VA	DRAWING DATE 8/23/10	
SALES REP Brent H		
PROJECT NUMBER 30238-001	COMPLETION DATE	
REVISION HISTORY		
4	8/23/10 0653BAH	
3	6/23/10 0608BAH	
2	7/21/09 0441BAH	
1	3/13/09 0343BAH	
0	1/27/09 0322BAH	
REV. #	DRAWING DATE	DRAWING # REPLACES
ELECTRICAL REQUIREMENTS		
LOAD TYPE	AMPS	VOLTAGE
AS SHOWN		
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE <input checked="" type="checkbox"/>
CLIENT/LANDLORD APPROVAL		
<input type="checkbox"/> APPROVER	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> SIG-APPROVED REVISION & RESUBMIT
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	



- SIZE As Noted
- DBL FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 2" x 2" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE	QTY
S/F Animal Control Sign w/ post	4
DRAWING NUMBER	SHEET NUMBER
0672BAH	11 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road, Beltsville, Maryland 21226
Phone 410.265.6400 Fax 410.437.5338

CUSTOMER NAME	
Bozuto	
PHONE NUMBER	703-830-2700
SITE / STORE NAME	
Lakeside Apartments	
CITY / STATE	Centreville, VA
ORDER DATE	8/23/10
SALES REP	Brent H
ORDER NUMBER	30238-001
COMPLETION DATE	

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

REV. #	DRAWING DATE	DRAWING # REPLACED
AS SHOWN		

ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAGE	
AS SHOWN			

TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X
			X

CLIENT/LANDLORD APPROVAL			
APPROVED	APPROVED AT SITES	SEALED APPROVED	REMOVED & REINSTALLED
CLIENT SIGNATURE	DATE		
LANDLORD SIGNATURE	DATE		



1.50 sq. ft.

ELEVATION DETAIL
SCALE: 3" = 1'

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- QUANTITY As noted
- INSTALL METHOD Mounted to carport posts with counter sunk wood screws



ELEVATION VIEW
SCALE: NTS

SIGN TYPE	QTY
S/F Carport Parking Sign	21
DRAWING NUMBER	SHEET NUMBER
0672BAH	12 of 37

COLORS PORTAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gablesigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Beltsville, Maryland 21126
Phone 430.255.6400 Fax 430.437.5336

CUSTOMER NAME
Bozzuto

PHONE NUMBER
703-830-2700

SITE / FENCE NAME
Lakeside Apartments

CITY / STATE
Centreville, VA

BOARDING DATE
8/23/10

SALES REP
Brent H

ACT. PROJ. MGR.

DRAWING NUMBER
30238-001

COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	8/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

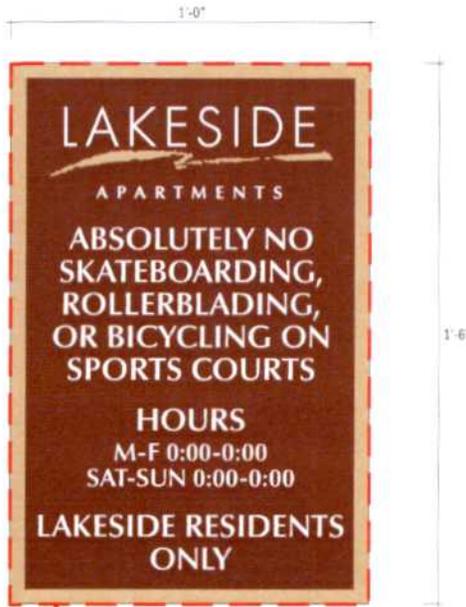
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL

APPROVED AS NOTED 3RD APPROVED

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____



1.50 sq. ft.

ELEVATION DETAIL
SCALE: 3" = 1'

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- QUANTITY As noted
- INSTALL METHOD Mounted to fencing w/ lock nut/bolt & aluminum strap on the back side of fence (sandwiching fence)

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE S/F Regulatory Sports Court Sign	QTY 2
DRAWING NUMBER 0672BAH	SHEET NUMBER 13 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road - Baltimore, Maryland 21226
Phone 410-295-6400 Fax 410-437-5338

CUSTOMER NAME	
Bozzuto	
PHONE NUMBER	
703-830-2700	
SITE, STREET NAME	
Lakeside Apartments	
CITY, STATE	DE DEDING DATE
Centreville, VA	8/23/10
SALES REP	ACCT./PROJ. NO.
Brent H	
DESIGNER NUMBER	COMPLETION DATE
30238-001	

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

REV. #	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAJE
AS SHOWN		

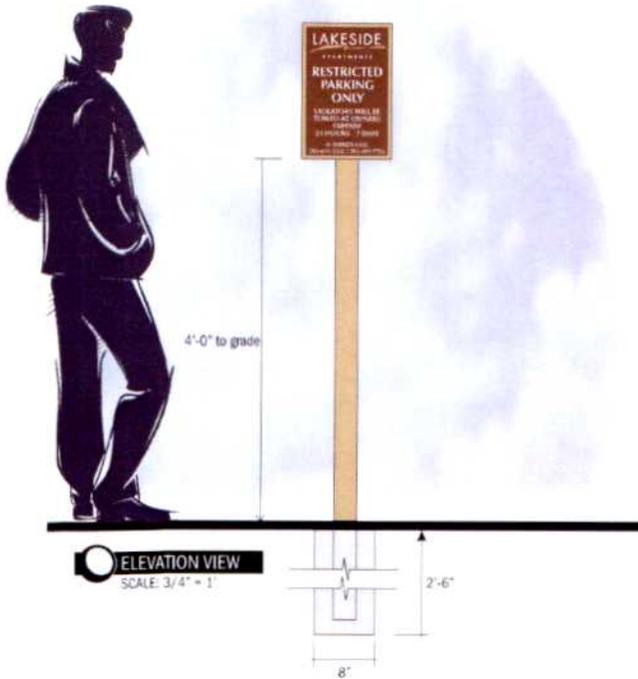
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		X

CLIENT/LANDLORD APPROVAL

APPROVED	APPROVED	BY APPROVED
	AS NOTED	OWNER & NEIGHBOR

CLIENT SIGNATURE DATE

LANDLORD SIGNATURE DATE



- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE		QTY
S/F Restricted Parking Sign w/ post		3
DRAWING NUMBER		SHEET NUMBER
0672BAH		14 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Beltsville, Maryland 21226
Phone 430.260.8400 Fax 430.437.5339

CUSTOMER NAME
Bozzuto

PHONE NUMBER
703-830-2700

SITE - STORE NAME
Lakeside Apartments

CITY - STATE
Centreville, VA

SALES REP
Brent H

ISSUED NUMBER
30238-001

ORDERING DATE
8/23/10

ACCT. / PROJ. #

COMPLETION DATE

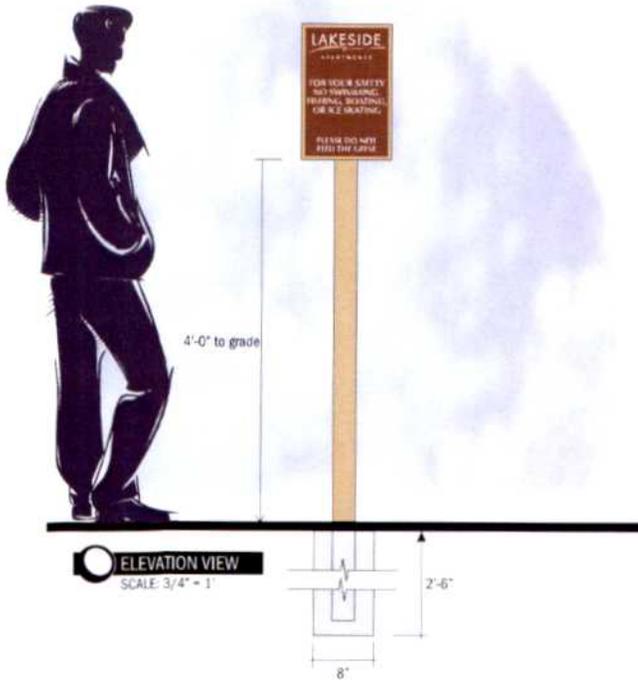
REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

REV. #	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAJE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		X

CLIENT/LANDLORD APPROVAL		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> NOT APPROVED REVISIT & FOLLOWUP
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	



- SIZE As Noted
- DBL FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct bunal into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST

This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE	QTY
S/F Private Lake Sign w/ post	10
DRAWING NUMBER	SHEET NUMBER
0672BAH	15 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.8400 Fax 410.487.5328

CUSTOMER NAME	
Bozzuto	
PHONE NUMBER	
703-830-2700	
SITE / STORE NAME	
Lakeside Apartments	
COPY TO:1	DATE: 8/23/10
Centreville, VA	SALESPERSON
Brent H	ACCT / PROJ NO:8
SALES REP	NUMBER
30238-001	COMPLETION DATE

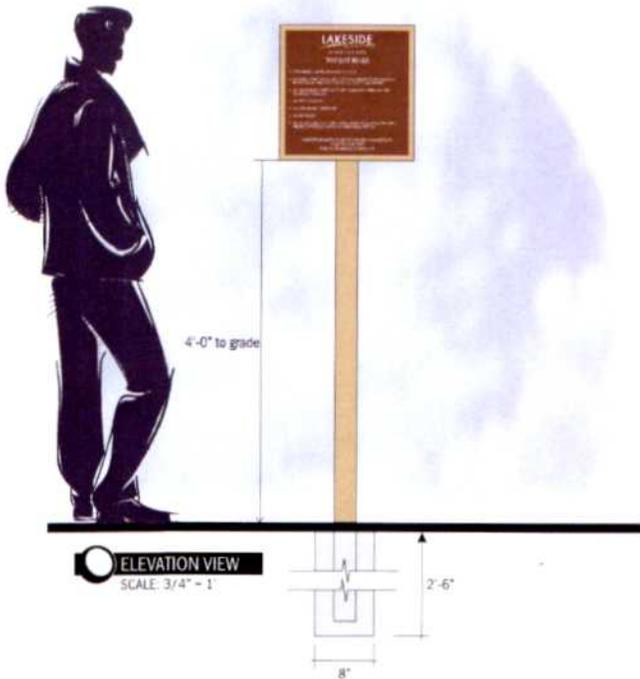
REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

REV. #	DRAWING DATE	DRAWING # REPLACED

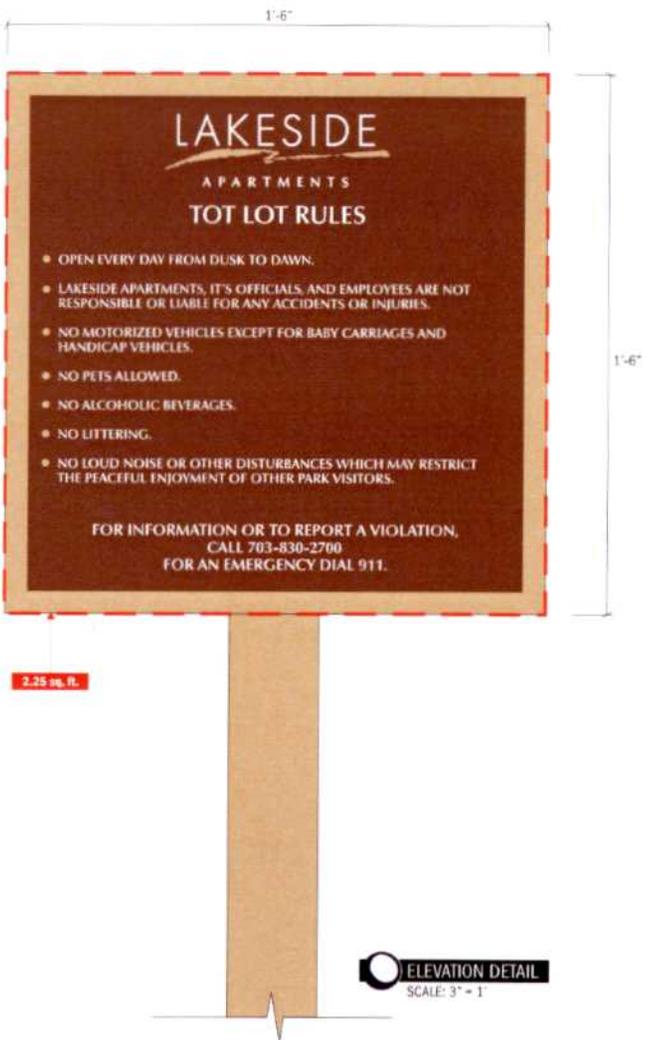
ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAGE	
AS SHOWN			

TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X

CLIENT/LANDLORD APPROVAL			
APPROVED	APPROVED AS NOTED	DO APPROVED	
CLIENT SIGNATURE	DATE		
LANDLORD SIGNATURE	DATE		



ELEVATION VIEW
SCALE: 3/4" = 1'



ELEVATION DETAIL
SCALE: 3" = 1'

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

SIGN TYPE	QTY
S/F Tot Lot Rules Sign w/ post	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	16 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gablesigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.6400 Fax 410.437.5330

CUSTOMER NAME
Bozzuto
PHONE NUMBER
703-830-2700
JOB / STORE NAME
Lakeside Apartments
JOB / STATE
Centreville, VA DRAWING DATE
8/23/10
SALES REP
Brent H ADLT / PROJ MGR
CUSTOMER NUMBER
30238-001 COMPLETION DATE

REVISION HISTORY		
REV. #	DRAWING DATE	DRAWING # REPLACED
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS

SIGN TYPE	AMPS	VOLTAG
AS SHOWN		

TIME MANAGEMENT DEVICE

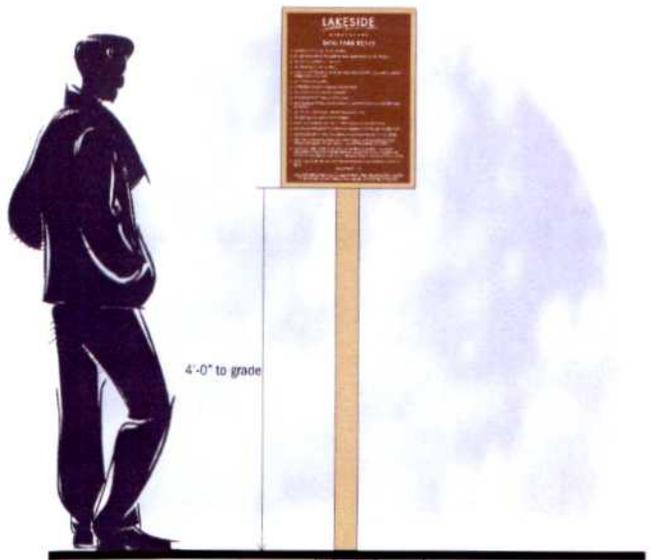
PHOTO CELL	TIME CLOCK	NONE	X
			<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL

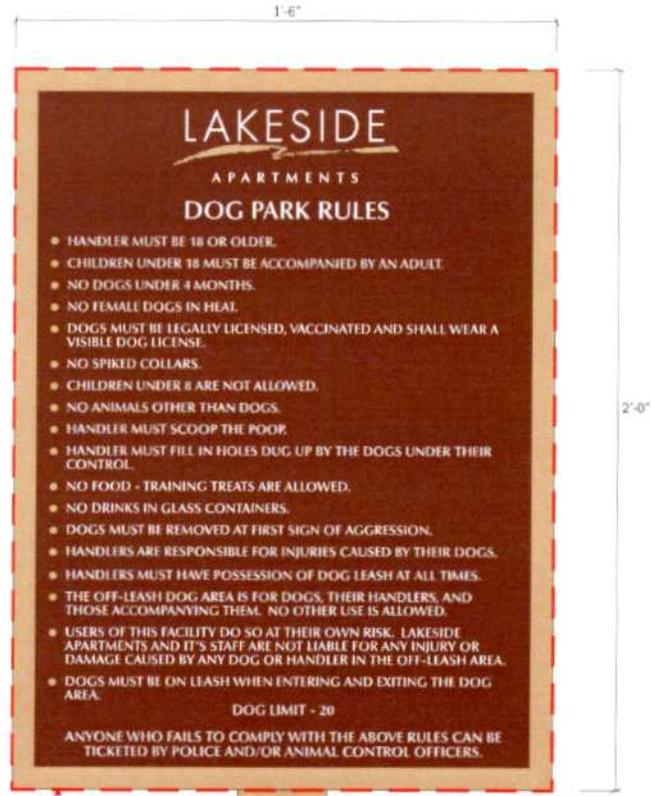
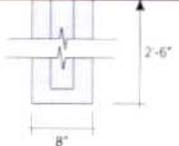
APPROVED	APPROVED AS NOTED	UNAPPROVED REWORK & RESUBMIT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____



ELEVATION VIEW
SCALE: 3/4" = 1'



3.80 sq. ft.

ELEVATION DETAIL
SCALE: 3" = 1'

- SIZE As Noted
- DBL FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

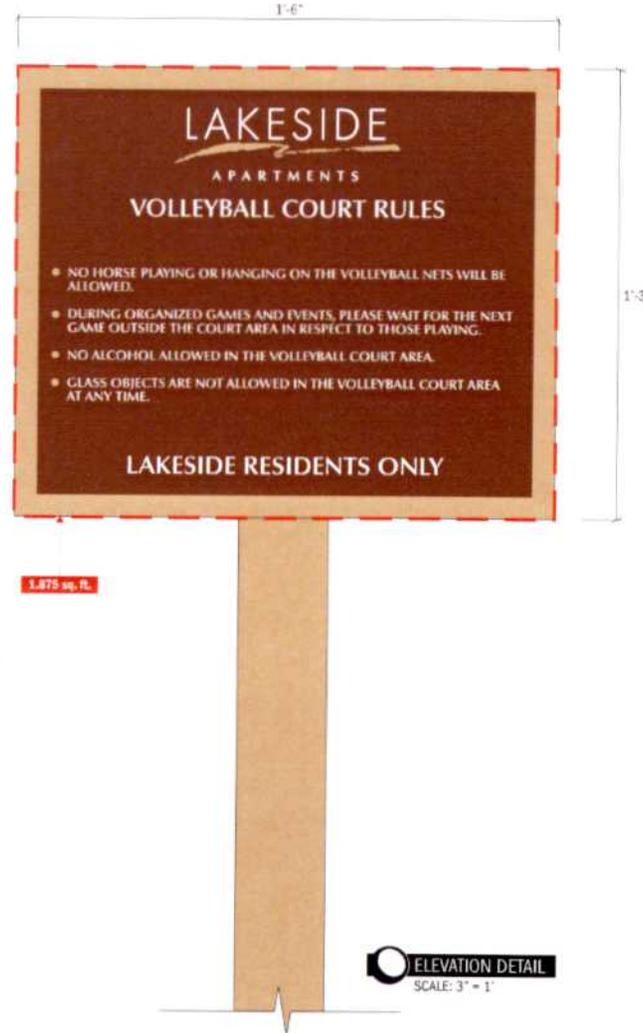
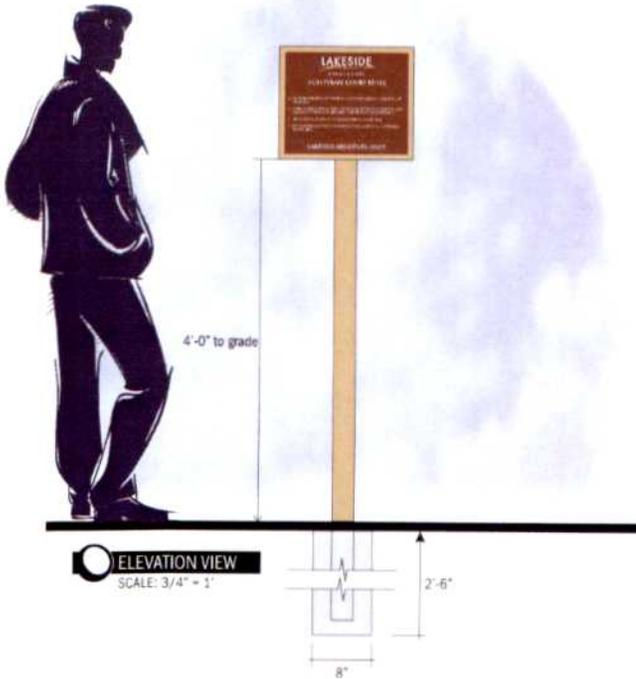
SHEET NUMBER	QTY
S/F Dog Park Rules Sign w/ post	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	17 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.8400 Fax 410.437.5336

CUSTOMER NAME Bozzuto		
PHONE NUMBER 703-830-2700		
SITE / STORE NAME Lakeside Apartments		
CITY / STATE Centreville, VA	POSTING DATE 8/23/10	
SALES REP Brent H	ACCT. PROJ. MGR	
NAVIGATOR NUMBER 30238-001	COMPLETION DATE	
REVISION HISTORY		
4	8/23/10 0653BAH	
3	6/23/10 0608BAH	
2	7/21/09 0441BAH	
1	3/13/09 0343BAH	
0	1/27/09 0322BAH	
REV. #	DRAWING DATE DRAWING # REPLACED	
ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS VOLTS/AGE	
AS SHOWN		
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK NONE X	
CLIENT/LANDLORD APPROVAL		
APPROVED	APPROVED AS NOTED	3RD APPROVED OWNER & RESIDENT
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	



- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct bunal into poured concrete footer

SIGN TYPE S/F Volleyball Rules Sign w/ post	QTY 1
DRAWING NUMBER 0672BAH	SHEET NUMBER 18 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME	
Bozzuto	
PHONE NUMBER	
703-830-2700	
SITL SIGN NAME	
Lakeside Apartments	
CITY, STATE	DRAWING DATE
Centreville, VA	8/23/10
SALES REP	ACCT. PRG# MGR
Brent H	
REVISION NUMBER	COMPLETION DATE
30238-001	

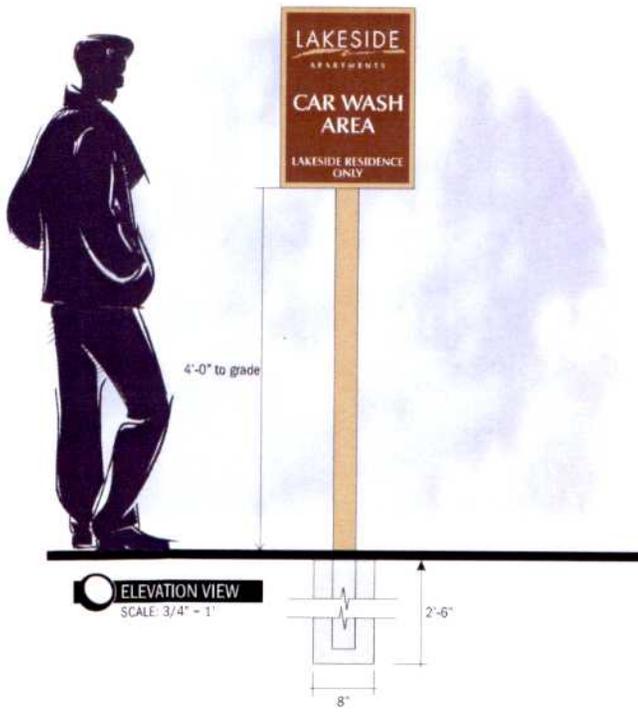
REVISION HISTORY		
REV. #	DRAWING DATE	DRAWING # REPLACED
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAG	
AS SHOWN			

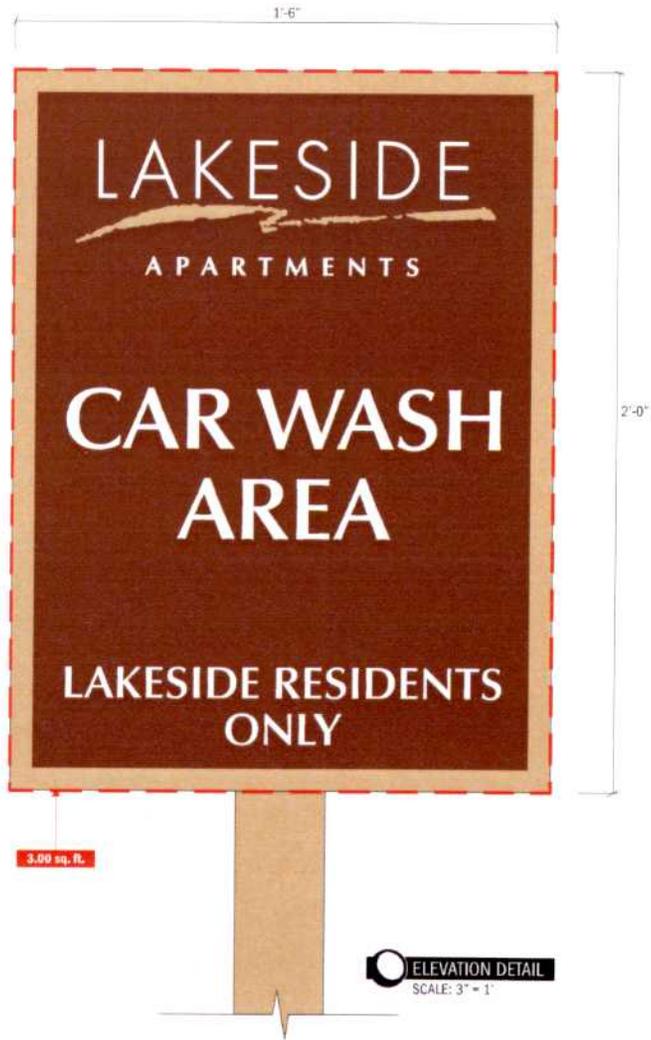
TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X
			X

CLIENT/LANDLORD APPROVAL

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DIS-APPROVED	<input type="checkbox"/> REVISE & RESUBMIT
CLIENT SIGNATURE		DATE	
LANDLORD SIGNATURE		DATE	



ELEVATION VIEW
SCALE: 3/4" = 1'



ELEVATION DETAIL
SCALE: 3" = 1'

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE	QTY
S/F Car Wash Area Sign w/ post	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	19 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.8400 Fax 410.431.5336

CUSTOMER NAME	
Bozzuto	
PHONE NUMBER	703-830-2700
SITE / STORE NAME	
Lakeside Apartments	
CITY / STATE	Centreville, VA
DRAWING DATE	8/23/10
SALES REP	Brent H
ACCT. PROJ. MGR	
DRAWING NUMBER	30238-001
COMPLETION DATE	

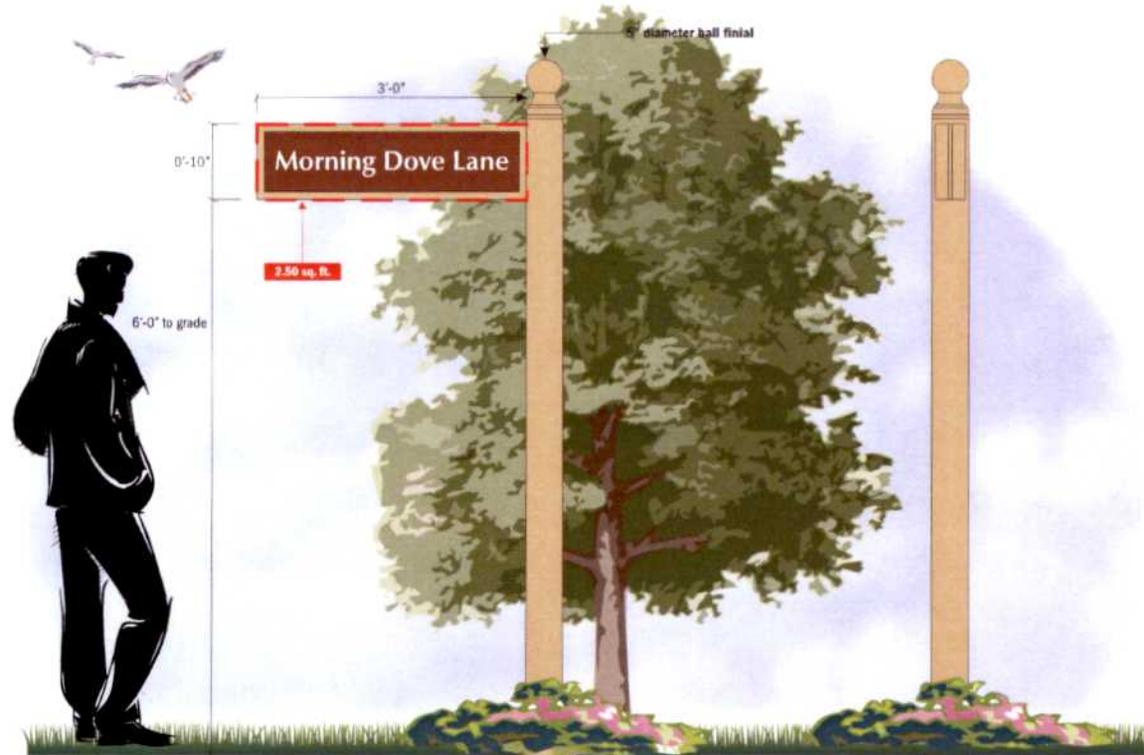
REVISION HISTORY		
4	8/23/10	0653BAH
3	8/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAJE
AS SHOWN		

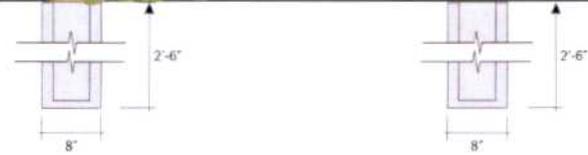
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		X

CLIENT / LANDLORD APPROVAL		
APPROVED	APPROVED BY NOTES	DATE

CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE



ELEVATION DETAIL
SCALE: 3/4" = 1'



- SIZE As Noted
- DBL. FACE or SINGLE FACE Double Face
- FACE MATERIAL 1" tube support w/ .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 tan (borders)
- Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10
- SUPPORT MATERIAL 5" x 5" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE	QTY
D/F Street Blade Sign w/ post	20
DRAWING NUMBER	SHEET NUMBER
0672BAH	20 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.8400 Fax 410.437.5336

CUSTOMER NAME
Bozzuto

PHONE NUMBER
703-830-2700

SITE / PROJECT NAME
Lakeside Apartments

CITY - STATE
Centreville, VA

ORDER DATE
8/23/10

SALES REP
Brent H

ORDER NUMBER
30238-001

COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH
REV #	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAJE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL

APPROVED APPROVED AS NOTED NOT APPROVED REUSE & REQUIRE

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____



ELEVATION VIEW
SCALE: 3/4" = 1"



ELEVATION DETAIL
SCALE: 3" = 1"

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gable Signs & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE S/F Leasing Center Hours Sign	QTY 1
DRAWING NUMBER 0672BAH	SHEET NUMBER 21 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.8400 Fax 410.437.5336

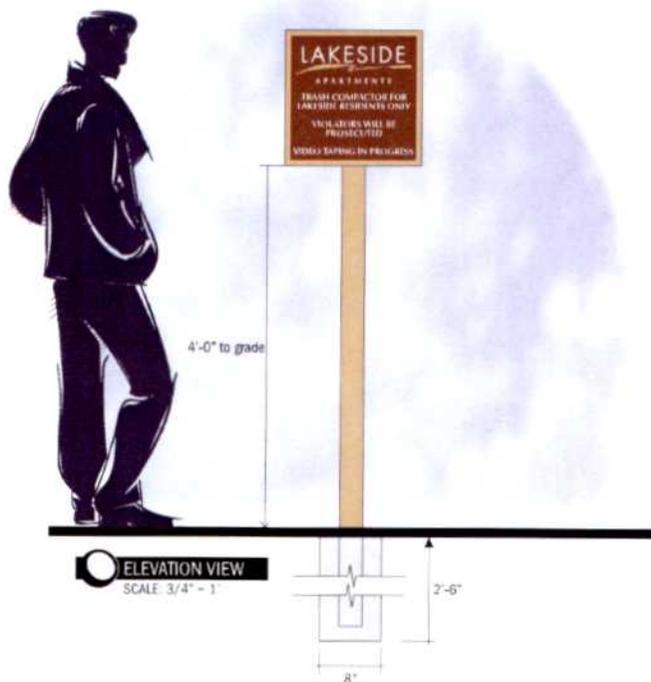
CUSTOMER NAME Bozuto	
PHONE NUMBER 703-830-2700	
SITE / STORE NAME Lakeside Apartments	
CITY / STATE Centreville, VA	DRAWING DATE 8/23/10
SALES REP Brent H	ACCT. / PROJ. NO.
DRAWING NUMBER 30238-001	COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0853BAH
3	8/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE <input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL		
APPROVED	AS NOTED	DIS-APPROVED
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	



- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE S/F Trash Compactor Sign	QTY 2
DRAWING NUMBER 0672BAH	SHEET NUMBER 22 of 37



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME	Bozzuto		
PHONE NUMBER	703-830-2700		
SITE / STORE NAME	Lakeside Apartments		
CITY / STATE	Centreville, VA	DRAWING DATE	8/23/10
SALES REP	Brent H	ACCT. PROJ. MGR	
CUSTOMER NUMBER	30238-001	COMPLETION DATE	

REVISION HISTORY			
4	8/23/10	0653BAH	
3	6/23/10	0608BAH	
2	7/21/09	0441BAH	
1	3/13/09	0343BAH	
0	1/27/09	0322BAH	
REV #	DRAWING DATE	DRAWING # REPLACED	

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		X

CLIENT/LANDLORD APPROVAL

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> NOT APPROVED	REVIEW & RETURN
CLIENT SIGNATURE		DATE	
LANDLORD SIGNATURE		DATE	



ELEVATION VIEW
SCALE: 3/4" = 1'

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
- Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct bunal into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE	QTY
D/F Marketing Sign	2
DRAWING NUMBER	SHEET NUMBER
0672BAH	23 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road | Balltown, Maryland 21228
Phone 410.255.8400 Fax 410.437.5336

CUSTOMER NAME
Bozzuto

PHONE NUMBER
703-830-2700

STORE NAME
Lakeside Apartments

CITY-STATE
Centreville, VA

DRAWING DATE
8/23/10

SALES REP
Brent H

ACT. PROJ. #/JOB

NUMBER NUMBER
30238-001

COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

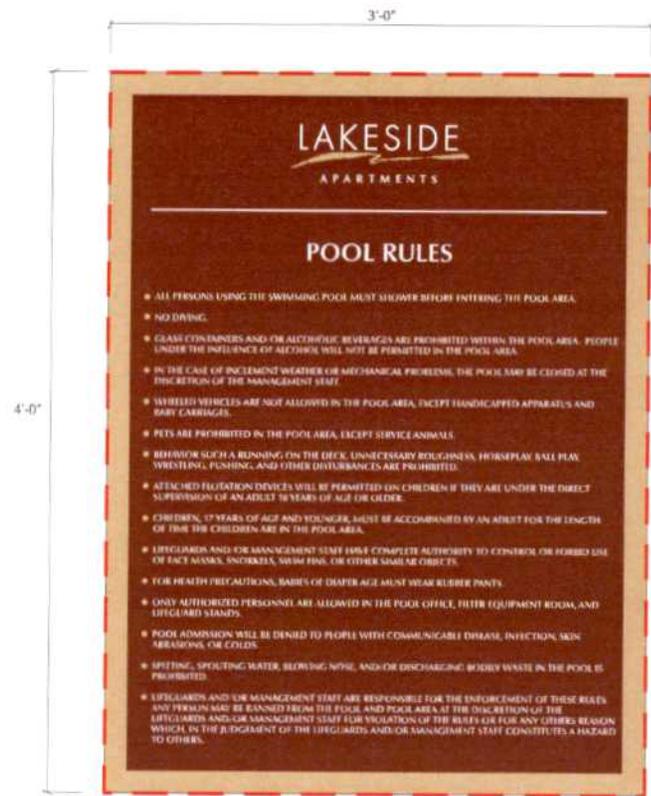
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE <input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL

APPROVED APPROVED AS NOTED NOT APPROVED REVIEW & RESUBMIT

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____



12.00 sq. ft.

- SIZE As Noted
- DBL FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
- COPY MATERIAL Digitally printed vinyl
- COPY FINISH Matching 3M 220-10 White / 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD TBD via site survey

ELEVATION DETAIL
SCALE: 1 1/2" = 1'

SIGN TYPE	QTY
S/F Pool Rules Sign	2

DRAWING NUMBER	SHEET NUMBER
0672BAH	24 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.285.8400 Fax 410.437.5336

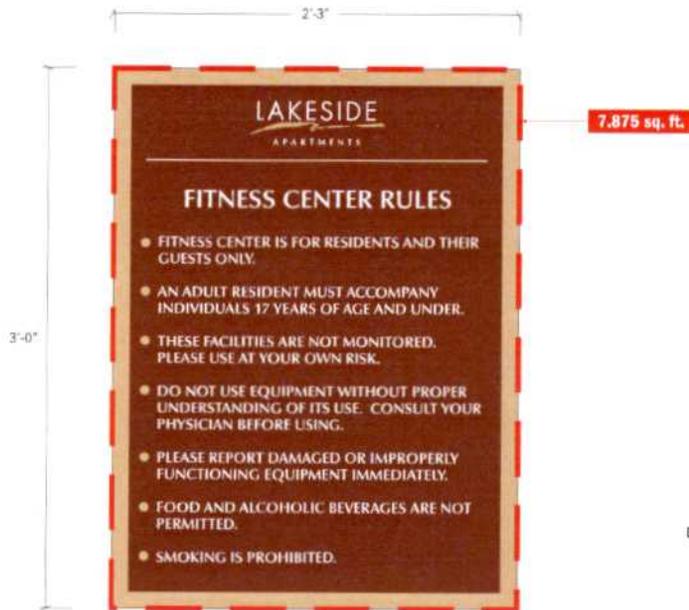
CUSTOMER NAME Bozzuto	
PHONE NUMBER 703-830-2700	
SITE / STORE NAME Lakeside Apartments	
CITY / STATE Centreville, VA	ORDER DATE 8/23/10
SALES REP Brent H	ACCT. PROJ. MGR
REVISION NUMBER 30238-001	COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH
REV #	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE <input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL		
APPROVED <input type="checkbox"/>	APPROVED AS NOTED <input type="checkbox"/>	DISAPPROVED REUSE & RESUBMIT <input type="checkbox"/>
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	



ELEVATION DETAIL
SCALE: 3" = 1'

- SIZE As Noted
- DBL FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 tan (borders)
- COPY MATERIAL Digitally printed vinyl
- COPY FINISH Matching 3M 220-10 White / 3M 220-39 tan
- QUANTITY As noted
- INSTALL METHOD TBD via site survey

SIGN TYPE	QTY
S/F Fitness Center Rules Sign	1
DRAWING NUMBER	SHEET NUMBER
0672BAH	25 of 37

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.205.9400 Fax 410.437.5336

CUSTOMER NAME
Bozzuto

PHONE NUMBER
703-830-2700

SITE / STORE NAME
Lakeside Apartments

CITY / STATE
Centreville, VA

DRAWING DATE
8/23/10

SALES REP
Brent H

ACCT. PROJ. MGR

DRAWING NUMBER
30238-001

COMPLETION DATE

REVISION HISTORY		
REV. #	DRAWING DATE	DRAWING # REPLACED
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

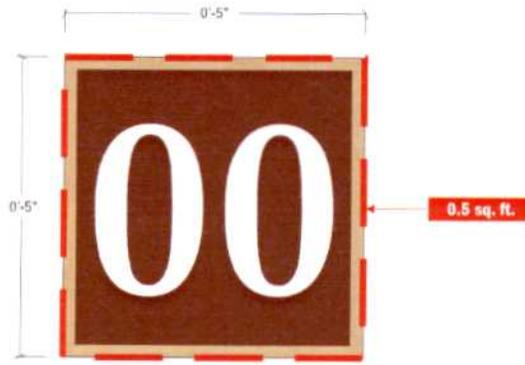
TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X
			X

CLIENT/LANDLORD APPROVAL

APPROVED APPROVED AS NOTED DO NOT APPROVE REVIEW & REEVALUATE

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____



*Message schedule to be provided by customer

ELEVATION DETAIL
SCALE: 6" = 1' (50%)

- SIZE As Noted
- DBL FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10
- QUANTITY As noted
- INSTALL METHOD Anchored to existing building (EXACT TBD)

SIGN TYPE	QTY
S/F Carport ID Signs	84
DRAWING NUMBER	SHEET NUMBER
0672BAH	26 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Belthorn, Maryland 21228
Phone 410.295.8400 Fax 410.437.5330

CUSTOMER NAME	
Bozzuto	
PHONE NUMBER	
703-830-2700	
SITE / PROJECT NAME	
Lakeside Apartments	
CITY / STATE	DRAWING DATE
Centreville, VA	8/23/10
SALES REP	ACCT. PROJ. MGR
Brent H	
DRAWING NUMBER	COMPLETION DATE
30238-001	

REVISION HISTORY			
4	8/23/10	0653BAH	
3	6/23/10	0608BAH	
2	7/21/09	0441BAH	
1	3/13/09	0343BAH	
0	1/27/09	0322BAH	
REV. #	DRAWING DATE	DRAWING #	REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL

APPROVED	APPROVED AS NOTED	DISAPPROVED REUSE & REQUIREMENT
CLIENT SIGNATURE	DATE	
LANDLORD SIGNATURE	DATE	



*Message schedule to be provided by customer

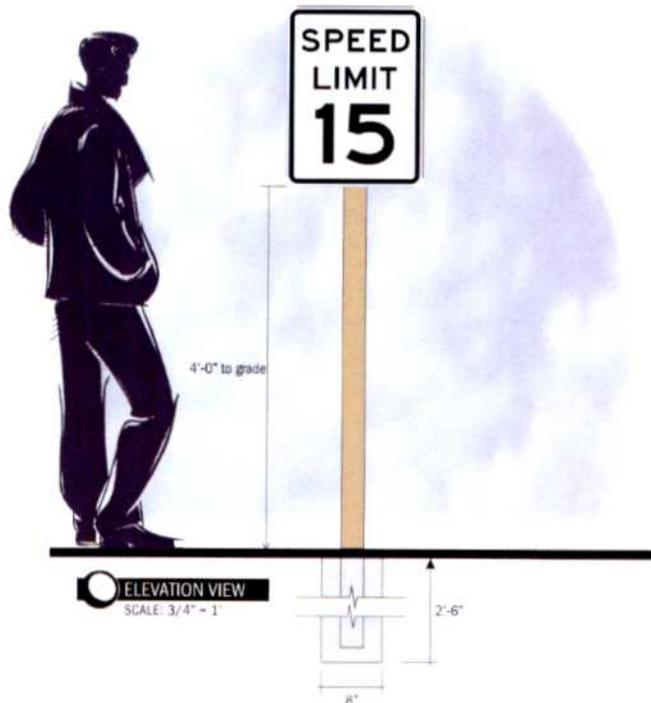
- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10
- QUANTITY As noted
- INSTALL METHOD Anchored to existing building (EXACT TBD)

SIGN TYPE	QTY
S/F Building ID Signs	70
DRAWING NUMBER	SHEET NUMBER
0672BAH	27 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL Aluminum face
- FACE FINISH Reflective white
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.



7440 Fort Smallwood Road Baltimore, Maryland 21226
Phone 410.255.8400 Fax 410.437.5336

CUSTOMER NAME:
Bozzuto

PHONE NUMBER:
703-830-2700

NOTE, ESTATE NAME:
Lakeside Apartments

CITY, STATE:
Centreville, VA DRAWING DATE:
8/23/10

SALES REP:
Brent H SELL. PROJ. MARK

ORDER NUMBER:
30238-001 COMPLETION DATE:

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/21/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X

CLIENT/LANDLORD APPROVAL		
APPROVED	APPROVED AS NOTED	DIS-APPROVED REUSE & REQUIREMENT

CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE

SIGN TYPE	QTY
S/F Standard Speed Limit Sign	3
DRAWING NUMBER	SHEET NUMBER
0672BAH	28 of 37

FOR REFERENCE ONLY



T440 Fort Smallwood Road Baltimore, Maryland 21226
Phone 410.255.9400 Fax 410.437.5339

CLIENT NAME
Bozzuto

PHONE NUMBER
703-830-2700

SITE / STORE NAME
Lakeside Apartments

CITY / STATE
Centreville, VA

SALES REP
Brent H

NAVIGATOR NUMBER
30238-001

ISSUE DATE
8/23/10

ACCT / PROJ. NO.

COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

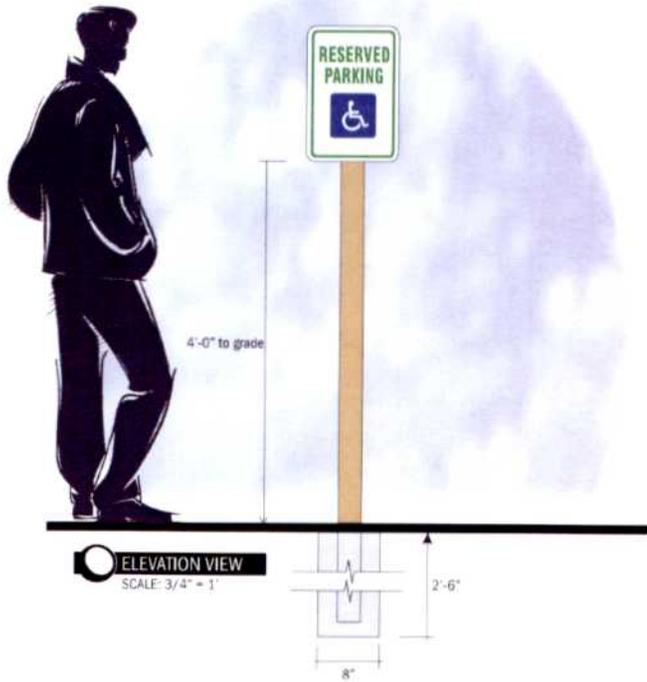
ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAJE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		X

CLIENT/LANDLORD APPROVAL		
APPROVED	APPROVED AS NOTED	DESIGN APPROVER
		DATE & SIGNATURE

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____



- SIZE As Noted
- OBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum posts
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

SIGN TYPE	QTY
S/F Handicap Parking Sign	21
DRAWING NUMBER	SHEET NUMBER
0672BAH	29 of 37

Colors portrayed are representational unless noted; actual color samples available upon request. This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exemptions are previously copyrighted artwork supplied by client.

FOR REFERENCE ONLY



7440 Fort Smallwood Road Baltimore, Maryland 21226
Phone 410.255.8400 Fax 410.437.5336

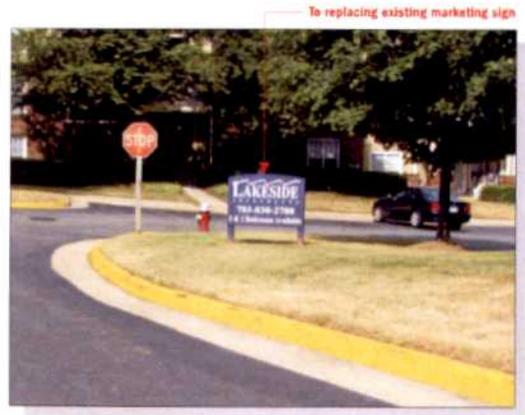
CUSTOMER NAME Bozzuto	
PHONE NUMBER 703-830-2700	
SITE / STORE NAME Lakeside Apartments	
CITY / STATE Centreville, VA	DRAWING DATE 8/23/10
SALES REP Brent H	ACCT. PRGM MGR
HEADQUARTER NUMBER 30238-001	COMPLETION DATE
REVISION HISTORY	
4	8/23/10 0653BAH
3	6/23/10 0608BAH
2	7/21/09 0441BAH
1	3/13/09 0343BAH
0	1/27/09 0322BAH
REV. #	DRAWING DATE DRAWING # REPLACED
ELECTRICAL REQUIREMENTS	
SIGN TYPE	AMPS VOLTAGE
AS SHOWN	
TIME MANAGEMENT DEVICE	
PHOTO CELL	TIME CLOCK NONE <input checked="" type="checkbox"/>
CLIENT/LANDLORD APPROVAL	
APPROVED	APPROVED AS NOTED DIS-APPROVED REUSE & REQUIRMENT
CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE



ELEVATION VIEW
SCALE: 3/4" = 1'



ELEVATION DETAIL
SCALE: 1 1/4" = 1'



ELEVATION VIEW
SCALE: 3/4" = 1'

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum post
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gable Signs & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

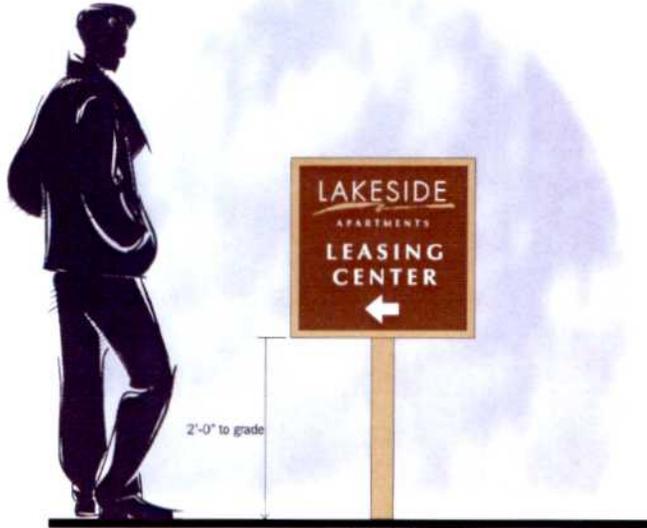
SIGN TYPE S/F Welcome Sign	QTY 1
DRAWING NUMBER 0672BAH	SHEET NUMBER 30 of 37

FOR REFERENCE ONLY

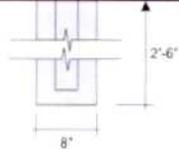


7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410-356-8400 Fax 410-437-5336

CUSTOMER NAME Bozzuto	
PHONE NUMBER 703-830-2700	
SITE / STORE NAME Lakeside Apartments	
CITY / STATE Centreville, VA	DRAWING DATE 8/23/10
SALES REP Brent H	ACCT. PROJ. MGR
DRAWING NUMBER 30238-001	COMPLETION DATE
REVISION HISTORY	
4	8/23/10 0653BAH
3	6/23/10 0608BAH
2	7/21/09 0441BAH
1	3/13/09 0343BAH
0	1/27/09 0322BAH
REV. #	DRAWING DATE DRAWING # REPLACED
ELECTRICAL REQUIREMENTS	
SIGN TYPE	AMPS VOLTAGE
AS SHOWN	
TIME MANAGEMENT DEVICE	
PHOTO CELL	TIME CLOCK NONE <input checked="" type="checkbox"/>
CLIENT / LANDLORD APPROVAL	
APPROVED <input type="checkbox"/>	DISAPPROVED AS NOTED <input type="checkbox"/>
DISAPPROVED REWORK & RESUBMIT <input type="checkbox"/>	
CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE



ELEVATION VIEW
SCALE: 3/4" = 1'



4.0 sq. ft.



ELEVATION DETAIL
SCALE: 1 1/4" = 1'



ELEVATION VIEW
SCALE: NTS

- SIZE As Noted
- DBL. FACE or SINGLE FACE Single Faced
- FACE MATERIAL .080" thick aluminum face
- FACE FINISH Painted to match 3M 220-39 Tan (borders)
Brown to match 3M 220-29 Russet Brown
- COPY MATERIAL Cut vinyl
- COPY FINISH White 3M 220-10 / Tan 3M 220-39
- SUPPORT MATERIAL 3" x 3" aluminum post
- SUPPORT FINISH Painted to match 3M 220-39 Tan
- QUANTITY As noted
- INSTALL METHOD Direct burial into poured concrete footer

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE S/F Directional Sign	QTY 1
DRAWING NUMBER 0672BAH	SHEET NUMBER 31 of 37



7440 Fort Smallwood Road Baltimore, Maryland 21228
 Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME
Bozzuto

PHONE NUMBER
703-830-2700

SITE, STORE NAME
Lakeside Apartments

CITY, STATE
Centreville, VA SIGNING DATE
8/23/10

SALES REP
Brent H ACCT. PROJ. MGR

NAVIGATOR NUMBER
30238-001 COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

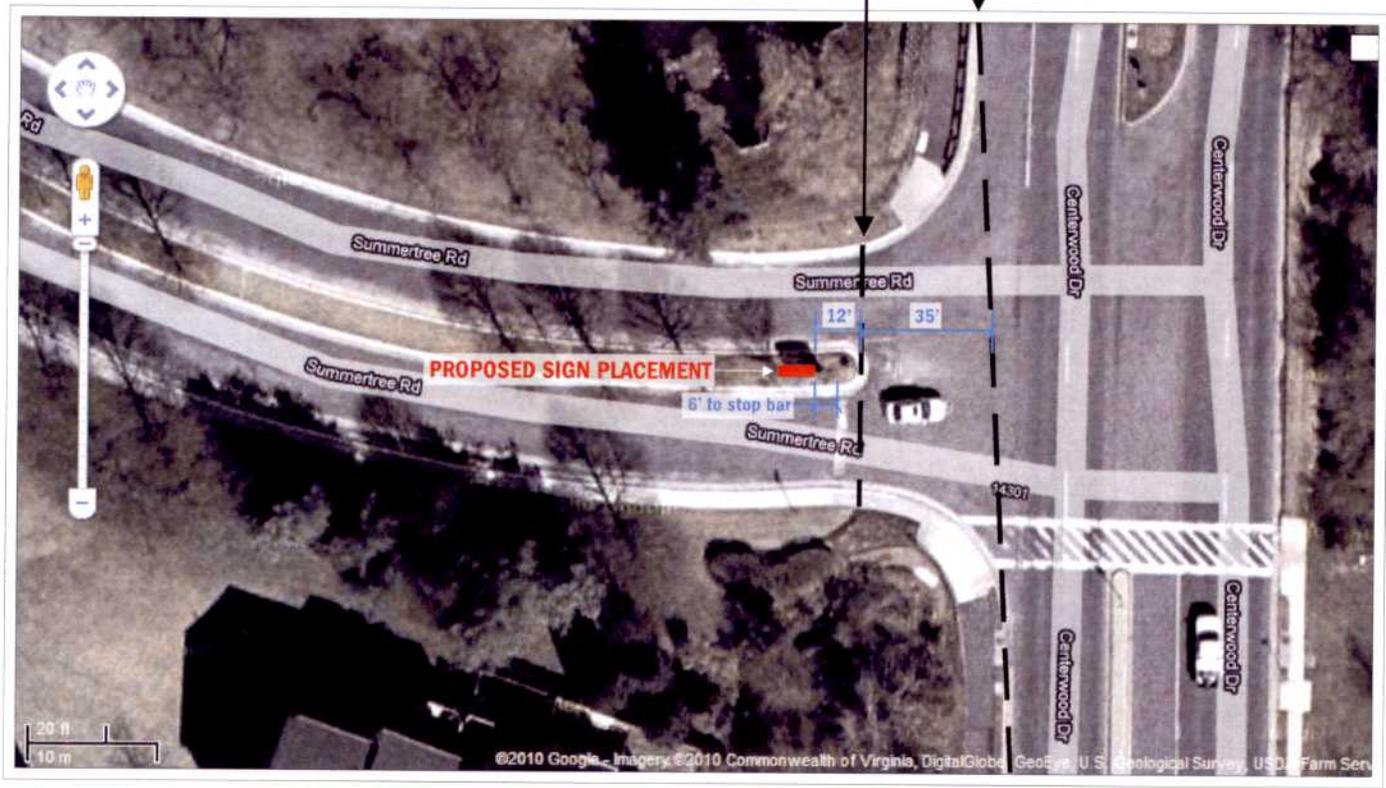
TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DEL-APPROVED REVISION & RESUBMIT

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____

CURB LINE ON CENTREWOOD DR
 END OF ISLAND MEDIAN

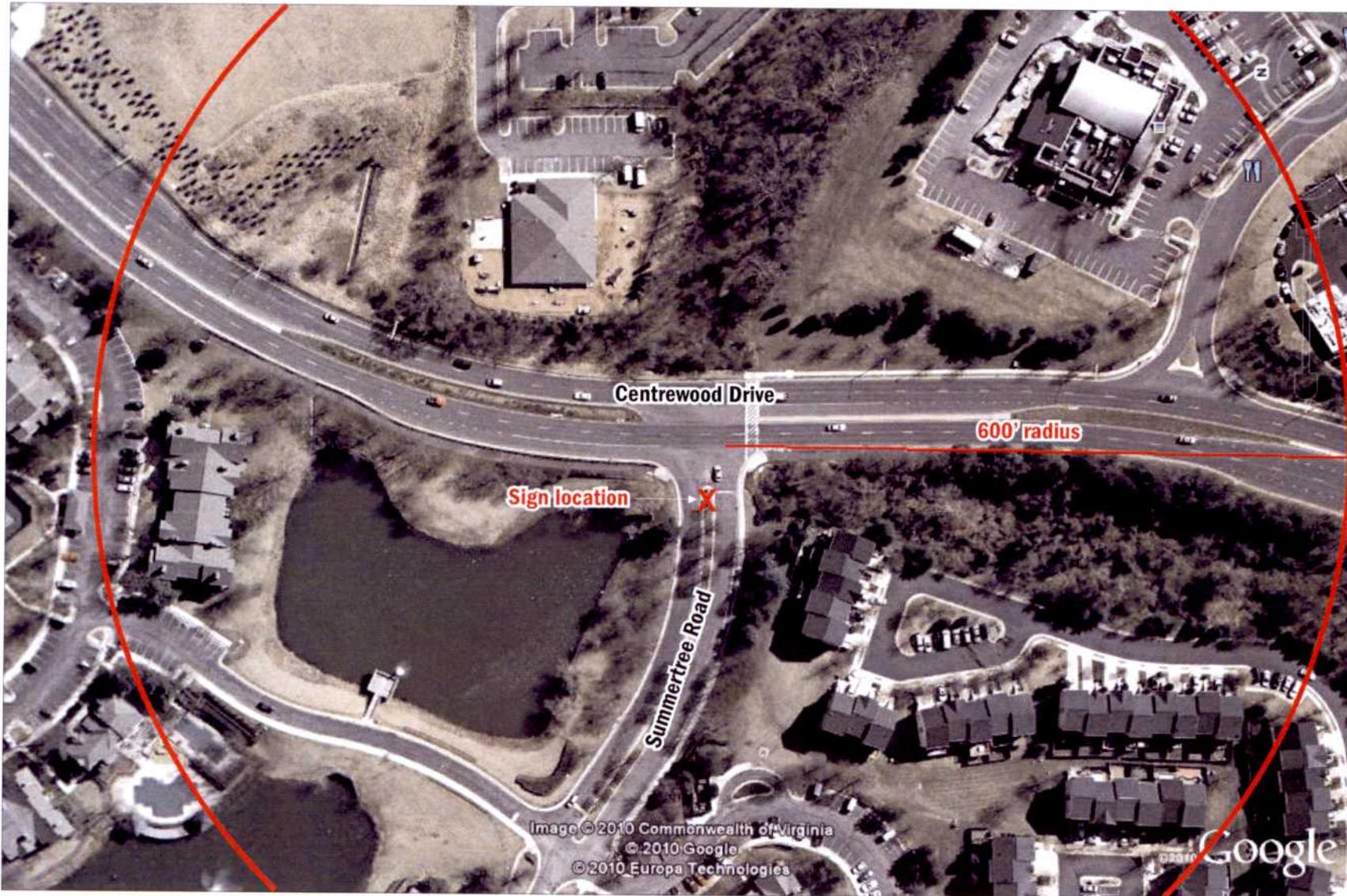


AERIAL VIEW
 SCALE: 1/32" = 1'

SIGN TYPE	QTY
Sight Distance Exhibit: Entrance Monument (see pg. 4 for sign detail)	X

DRAWING NUMBER	SHEET NUMBER
0672BAH	32 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.
 This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.



1440 Fort Smallwood Road Baltimore, Maryland 21226
 Phone 410.255.6400 Fax 410.437.5336

CUSTOMER NAME	Bozzuto	
PHONE NUMBER	703-830-2700	
SITE/STORE NAME	Lakeside Apartments	
CITY, STATE	Centreville, VA	SHIPPING DATE 8/23/10
SALES REP	Brent H	ACCT. PROJ. MGR
DRAWING NUMBER	30238-001	COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL		
APPROVED	APPROVED AS NOTED	DES-APPROVER REVISION & RESUBMIT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE

SIGN TYPE	QTY
Sight Distance Exhibit: Entrance Monument (see pg. 4 for sign detail)	X

DRAWING NUMBER	SHEET NUMBER
0672BAH	33 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.255.8400 Fax 410.437.5336

CUSTOMER NAME Bozzuto	
PHONE NUMBER 703-830-2700	
SITE, STORE NAME Lakeside Apartments	
CITY, STATE Centreville, VA	DRAWING DATE 8/23/10
SALES REP Brent H	ACCT. PRG. MGR
DRAWING NUMBER 30238-001	COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH
REV. #	DRAWING DATE	DRAWING # REPLACED

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		X

CLIENT/LANDLORD APPROVAL		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DIS-APPROVED REVISION & RESUBMIT

CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE

CURB LINE ON MACHEN RD



AERIAL VIEW
SCALE: 1/32" = 1'

SIGN TYPE	QTY
Sight Distance Exhibit: Entrance Monument (see pg. 4 for sign detail)	X
DRAWING NUMBER 0672BAH	SHEET NUMBER 34 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.
This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.



7440 Fort Smallwood Road Baltimore, Maryland 21228
 Phone 410.256.6400 Fax 410.437.5336

CUSTOMER NAME
Bozzuto

PHONE NUMBER
703-830-2700

SITE / STORE NAME
Lakeside Apartments

CITY / STATE
Centreville, VA

SALES REP
Brent H

NAVIGON NUMBER
30238-001

DRAWING DATE
8/23/10

ACCT / PROJ MGR

COMPLETION DATE

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH
REV. #	DRAWING DATE	DRAWING # REPLACED

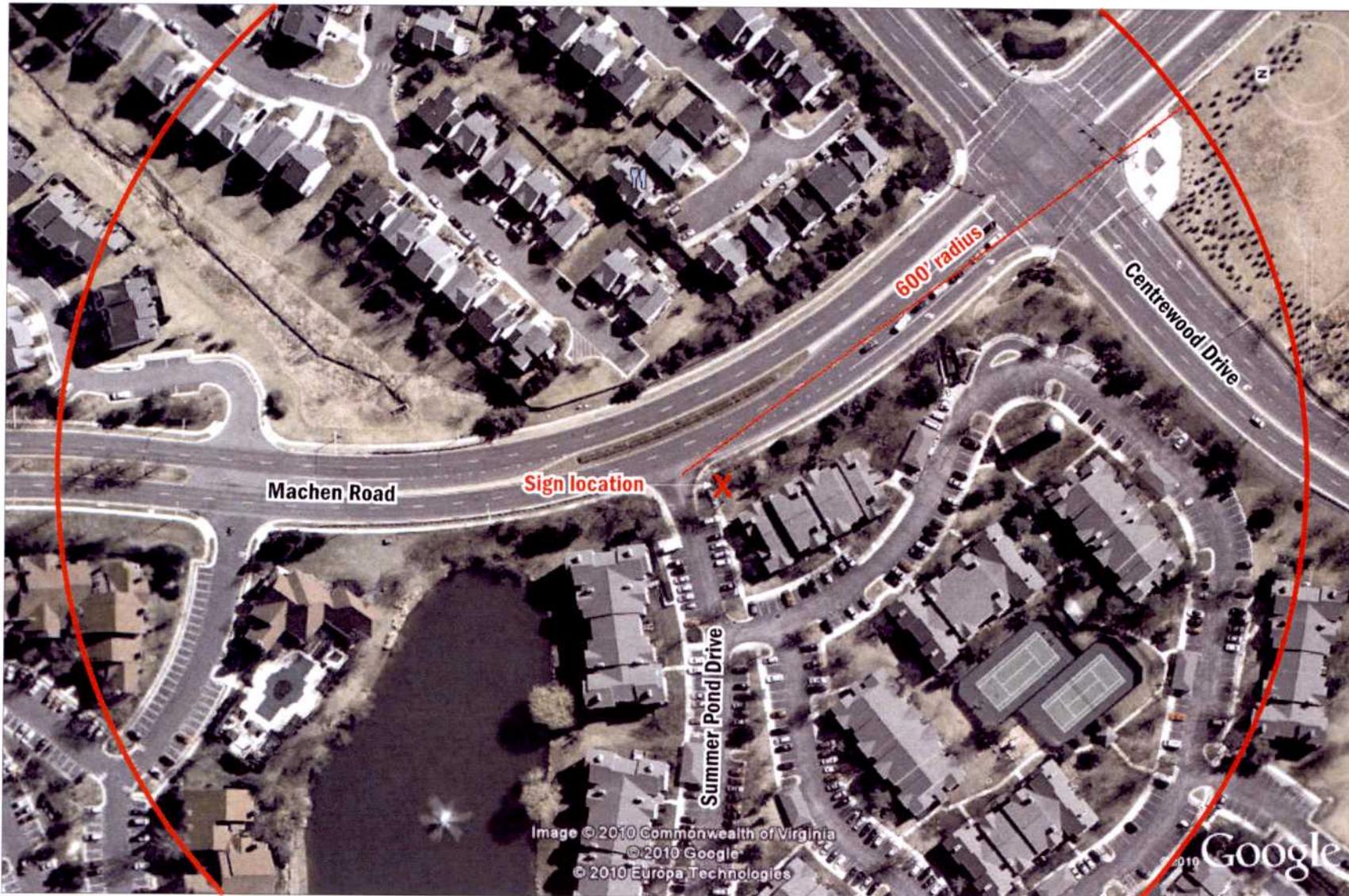
ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE
		X

CLIENT / LANDLORD APPROVAL		
APPROVED	AS NOTED	DIG-APPROVER REUSE & RESUBMIT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____



SIGN TYPE	QTY
Sight Distance Exhibit: Entrance Monument (see pg. 4 for sign detail)	X

DRAWING NUMBER	SHEET NUMBER
0672BAH	35 of 37

COLOURS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exemptions are previously copyrighted artwork supplied by client.



7440 Fort Smallwood Road Baltimore, Maryland 21226
 Phone 410.255.8400 Fax 410.437.5326

CUSTOMER NAME
Bozfo
 PHONE NUMBER
703-830-2700
 SITE STORE NAME
Lakeside Apartments
 CITY STATE DRAWING DATE
Centreville, VA 8/23/10
 SALES REP ACCT/ PROJ MGR
Brent H
 NAVISYS NUMBER COMPLETION DATE
30238-001

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
END TYPE	AMPS	VOLTAGE
AS SHOWN		

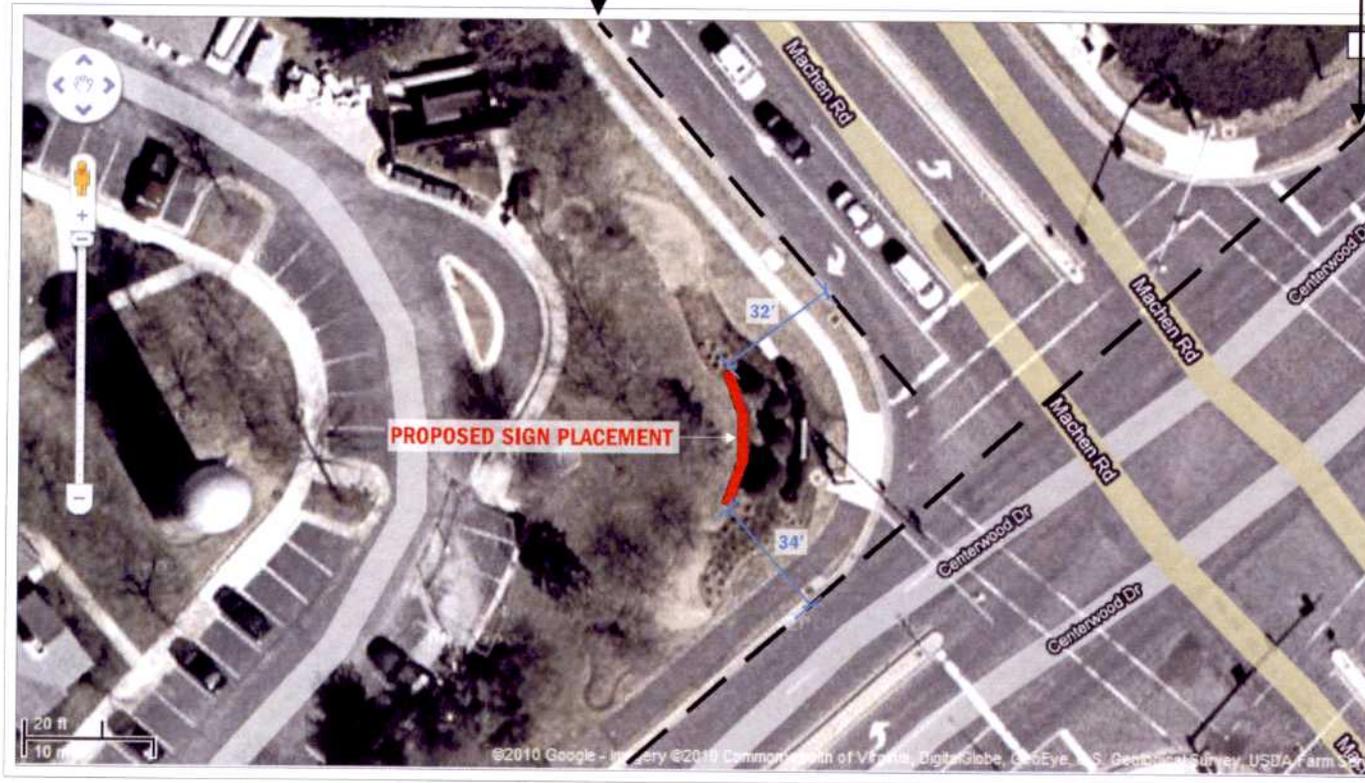
TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	X

CLIENT/LANDLORD APPROVAL			
APPROVED	APPROVED AS NOTED	DIS-APPROVED	REVISED & RESUBMIT

CLIENT SIGNATURE DATE
 LANDLORD SIGNATURE DATE

CURB LINE ON MACHEN RD

CURB LINE ON CENTERWOOD DR



AERIAL VIEW
 SCALE: 1/32" = 1'

SIGN TYPE	QTY
Sight Distance Exhibit: Corner ID Monument (see pg. 3 for sign detail)	X

DRAWING NUMBER SHEET NUMBER
0672BAH 36 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.
 This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.



7440 Fort Smallwood Road Baltimore, Maryland 21228
 Phone 410.256.8400 Fax 410.437.5336

CUSTOMER NAME	
Bozzuto	
PHONE NUMBER	
703-830-2700	
SITE / STORE NAME	
Lakeside Apartments	
CITY / STATE	ISSUING DATE
Centreville, VA	8/23/10
SALES REP	ACCT. PROJ. MGR
Brent H	
NAVIGATOR NUMBER	COMPLETION DATE
30238-001	

REVISION HISTORY		
4	8/23/10	0653BAH
3	6/23/10	0608BAH
2	7/21/09	0441BAH
1	3/13/09	0343BAH
0	1/27/09	0322BAH

ELECTRICAL REQUIREMENTS		
SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE		
PHOTO CELL	TIME CLOCK	NONE X

CLIENT / LANDLORD APPROVAL		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> DIS-APPROVED REUSE & REVISIT

CLIENT SIGNATURE:	DATE:
LANDLORD SIGNATURE:	DATE:

SIGN TYPE	QTY
Sight Distance Exhibit: Corner ID Monument (see pg. 3 for sign detail)	X

DRAWING NUMBER	SHEET NUMBER
0672BAH	37 of 37

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

This drawing remains the exclusive property of GableSigns & Graphics, Inc.. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc.. Exceptions are previously copyrighted artwork supplied by client.

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Centrewood Drive Apartments, Inc., is requesting approval of a Comprehensive Sign Plan (CSP) for the apartment community known as Lakeside Apartments, located southwest of the intersection of Machen Road and Centrewood Drive. Although the property has existing signage, the purpose of this CSP is to replace and enhance the existing signs to include approval of a new monument sign in excess of the maximum size allowed pursuant to Article 12, Signs. The property is zoned PDH-12 and contains 686 multi-family dwellings.

The CSP includes a total of fifty-two (52) signs. The majority of the signs included do not require sign permits as they are not visible from the public right-of-way. These signs are labeled "For Reference Only" in the CSP. There are four signs which do need sign permits, as they are visible from the public right-of-way and are, therefore, subject to the Sign Ordinance. The first is a monument sign at the intersection of Machen Road and Centrewood Drive; it is identified as sign type 2 on the CSP locator map. The second and third monument signs are identical; one will be placed at the entrance to the site on Machen Road and the second at the entrance on Centrewood Drive. The remaining sign is identified as sign type 22 on the CSP locator map; it is a post-style sign that contains leasing information.

LOCATION AND CHARACTER

Site Description:

The 47.52 acre site is known as Lakeside Apartments and is within the Centre Ridge development. The site is bordered by Centrewood Drive and Machen Road. Centre Ridge consists of 448.8 acres in thirteen land bays; the subject property is located in Land Bay 4 and contains single family attached and multi-family dwelling units.

Surrounding Area Description:

The following chart addresses the areas adjacent to the subject site.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential (Sanderling Condo)	PDH-12	Residential, 16-20 du/ac
South	Residential (Centre Ridge Section 5B)	PDH-12	Residential, 5-8 du/ac
East	Retail (Centre Ridge Shopping Center)	PDC	Residential, 16-20 du/ac
West	Residential (Centre Ridge Section 6C)	PDH-12, R-20	Residential, 20+ du/acre

BACKGROUND

The 448.4 acre development known as Centre Ridge was approved with proffers by the Board of Supervisors on December 15, 1986, pursuant to RZ 81-S-058 and RZ 86-S-096. The property was rezoned from the R-1 District to the PDH-2, PDH-12, PDH-20, and PDC Districts. The Board of Supervisors approved two Conceptual Development Plans for the entire 448.4 acre site, as well as Final Development Plans for five of the twelve land bays, including Land Bay 4 (FDP 81-S-058-1). The Board accepted the applicant's proffers dated December 11, 1986.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 4)

Plan Area: Bull Run Planning District; Area III

Planning Sector: Centreville Area and Suburban Center; Land Unit D-4

Plan Map: Residential, 16-20 du/ac

The Fairfax County Comprehensive Plan, 2007 Edition, Area III, Centreville Area and Suburban Center, as amended through June 8, 2010, page 30, states:

D-4 Suburban Center

Land Unit D-4 is planned for a mix of residential densities and unit types as shown on the Comprehensive Land Use Plan Map. Density in this land unit should not exceed an average of 12 dwelling units per acre. Lower densities should be located near existing

residential development and higher densities located near commercial areas. Extensive pedestrian connections between uses within this sub-unit should be provided.

ANALYSIS

Comprehensive Sign Plan (CSP) (Copy at front of staff report)

Title of CSP: Lakeside Apartments: Sign Plan and Design Package
Prepared By: GableSigns & Graphics
Original and Revision Dates: January 27, 2009, as revised through August 23, 2010

Proposed Use

The submitted CSP consists of 37 pages containing the location, description, and style of fifty-two (52) signs. The four signs subject to the Sign Ordinance are described below.

Typography, logos, colors, and materials are proposed for the three monument signs; each displays the same logo. The largest monument sign is detailed on sheet 3 of the CSP will be located at the intersection of Machen Road and Centewood Drive. It is approximately 38' long by 6' in height, consisting of a stone base and columns containing light fixtures. The other two monument signs are mirror images of each other and can be viewed on sheet 4 of the CSP. As shown, one will be located at the Machen Road entrance and the other at the Centewood Drive entrance. These signs are similar in style to the main entrance monument sign but are smaller in scale, approximately 7' long by 5' in height. These signs also feature a stone base and column containing a light fixture.

The fourth sign subject to the Sign Ordinance is a post-style sign. This sign is identified as Sign type 22 on the CSP plan and will be located at the Machen Road entrance to the property. As noted on sheet 23 of the CSP plan, the sign is approximately 4' long by 5' in height, has tan borders and posts with a brown background, and is intended to provide information about the apartments available.

The signs which are not subject to Article 12 (Sign Ordinance) are designed in a similar manner to the signs that require permits. The applicant has committed to providing signage consistent with the color palette, typography, and logos as shown in the CSP.

The CSP is divided into several sections, as described in the table below:

Comprehensive Sign Plan Centrewood Apartments, Inc.	
Page Numbers	Page Contents
1	Cover Sheet
2	Site Map/Sign Location Plan
3-31	Sign Details
32-37	Sight Distance Exhibits

The CSP provides specific information about the location and size of the proposed signs. The second page of the CSP is a plan of the application property, which shows the location of the proposed signs. Pages 3-31 of the CSP show sign elevations and give the details on material, size, and sign color. Pages 32-37 contain sight distance exhibits for the proposed monument signs at the Centrewood Drive/Machen Road intersection, the Centrewood Drive entrance, and the Machen Road entrance.

Sign Chart (See Appendix 5)

The sign chart summarizes the existing and proposed signs by sign type, number, and size.

Sign Type/Description	Sign Area (Square Feet)	Number of Proposed /Existing Signs	Total Proposed/Existing Sign Area (Square Feet)
General Community Signs			
S/F Main ID Monument Sign	49.66	1	49.66
D/F Secondary Monument Sign	24.79	2	49.58
S/F Leasing Office Directional	12.50	2	25.00
S/F Campus Directional	15.83	1	15.83
S/F Boat & Trailer Parking Sign	01.50	3	04.50
S/F Animal Control Sign	01.50	4	06.00
S/F Carport Parking Sign	01.50	21	31.00

Sign Type/Description	Sign Area (Square Feet)	Number of Proposed /Existing Signs	Total Proposed/Existing Sign Area (Square Feet)
S/F Regulatory Sports Court Sign	01.50	2	03.00
S/F Restricted Parking Sign	01.50	3	04.50
S/F Private Lake Sign	01.50	10	15.00
S/F Tot Lot Rules Sign	02.25	1	2.25
S/F Dog Park Rules Sign	03.00	1	03.00
S/F Volleyball Rules Sign	1.875	1	1.875
S/F Car Wash Area Sign	03.00	1	03.00
D/F Street Blade Sign	05.00	20	50.00
S/F Leasing Center Hours Sign	01.50	1	01.50
S/F Trash Compactor Sign	02.25	2	04.50
D/F Marketing Sign	12.00	2	24.00
S/F Pool Rules Sign	12.00	2	24.00
S/F Fitness Center Rules Sign	7.875	1	7.875
S/F Carport ID Sign	00.50	84	42.00
S/F Building ID Sign	01.00	70	70.00
S/F Welcome Sign	04.00	1	04.00
S/F Directional Sign	04.00	1	04.00
Totals	172.03	237	446.07

The proposed monument signs are above the square footage that would be allowed by the Zoning Ordinance. The Zoning Ordinance allows a maximum of 30 sq. ft. for each freestanding sign, while the applicant is requesting one

monument sign at 49.66 sq. ft. and two at 49.58 square feet each, for a total of 148.82 square feet. The Zoning Ordinance would allow a total of 90 square feet. The signs not subject to Article 12 are generally consistent with the regulations.

Comprehensive Plan & Land Use Analysis

Centre Ridge is a mixed use area that includes office, retail, and residential uses. The provision of a CSP complements the high level of design that is expected of a Planned Development District in the General and Design Standards contained in Article 16, Development Plans, and allows for a cohesive, harmonious site design that should be more beneficial for the current and future residents of the development.

Transportation Analysis (See Appendix 6)

The Virginia Department of Transportation (VDOT) had requested that the applicant demonstrate that signs do not encroach on sight lines or sight distance easements. The applicant has demonstrated, to the satisfaction of VDOT that the proposed monument sign locations do not interfere with sight distance. See the CSP for sight distance exhibits. Furthermore, measures to ensure conformance with sight distance requirements, as well as sign location outside the right-of-way, are addressed through the proposed development conditions.

ZONING ORDINANCE PROVISIONS

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires a Comprehensive Sign Plan to show the location, size, height, and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Part 1 states that developments must conform to the character and type as recommended within the Comprehensive Plan. In addition, the proposed signs should be harmonious with the development and should be located and sized to ensure convenience to the visitor, user, or occupant of the development. At the same time, the signs should not add to street clutter or otherwise detract from the planned unit nature of the development and the purposes of architectural design elements.

Paragraph 4 of Section 12-210 of the Zoning Ordinance states that all signage shall be in accordance with the general and design standards for all planned developments as set forth in Part 1 of Article 16.

Overlay District Requirements

Water Supply Protection (WSPOD) (Sect. 7-800)

Summary of Zoning Ordinance Provisions

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height, and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Part 1 states that developments must conform to the character and type as recommended within the Comprehensive Plan. In addition, the proposed signs should be harmonious with the development and should be located and sized to ensure convenience to the visitor, user or occupant of the development, while not adding the street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural design elements. Paragraph 4 of Section 12-210 of the Zoning Ordinance states that all signage shall be in conformance with the general and design standards for all planned developments as set forth in Part 1 of Article 16.

Staff believes that, with the proposed development conditions set forth in Appendix 1, the proposed sign plan is in conformance with the Zoning Ordinance provisions relative to the requirements for information illustrating location, extent of signage, and information to be displayed.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed Comprehensive Sign Plan is consistent with the adopted Comprehensive Plan, the underlying CDP/FDP, and the underlying proffers. With the imposition of the proposed development conditions, staff believes the application meets the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of CSP 81-S-058 subject to the development conditions set forth in Appendix 1 of this report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this CSP does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. CDP and proffers for RZ 81-S-058
3. Statement of Justification
4. Comprehensive Plan Citations
5. Sign Chart
6. Transportation Analysis
7. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**CSP 81-S-058****October 5, 2010**

If it is the intent of the Planning Commission to approve CSP 81-S-058, located at Tax Map Parcels 65-1 ((1)) 3C and 3D to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This "Lakeside Apartments: Sign Plan and Design Package," prepared by GableSigns & Graphics and dated January 27, 2009, as revised through August 23, 2010, is approved only for those signs shown on the Comprehensive Signage Plan. In addition, signs allowed by Section 12-103 of the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits, for those signs which require them. The matrix shall include the development name, address, sign type, sign height, sign area, Non-Residential Use Permit number, and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site.
4. Traffic regulatory signage shall meet the Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
5. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travel way.
6. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways.

7. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
8. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSP.
9. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent upon the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for signs erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
 4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



January 15, 1987

E. A. Prichard, Esquire
 Boothe, Prichard and Dudley
 8280 Greensboro Drive - Suite 900
 McLean, Virginia 22102

Re: Rezoning Application
 Number RZ 81-S-058
 (Concurrent with RZ 86-S-096)

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 15, 1986, granting, as proffered, Rezoning Application RZ 81-S-058 in the name of The Pomeroy Companies, Incorporated, to rezone certain property in the Springfield District from the R-1 District to the PDH-12, PDC and PDH-20 Districts on subject parcels 65-1 ((1)) pt. 1, 3 and pt. 7 consisting of approximately 303.17 acres.

The Board also directed that the Director of the Department of Environmental Management waive the service drive requirement and the 600-foot private street length requirement.

Very truly yours,

Ethel W. Register, CMC

Ethel W. Register, CMC, Agency Director
 Office of The Clerk to the Board

EWR:ns

cc: Lurty C. Houff Jr.
 Real Estate Division
 Gilbert R. Knowlton, Deputy
 Zoning Administrator
 ✓ Barbara A. Byron, Director
 Zoning Evaluation Division
 Fred R. Beales, Supervisor
 Base Property Mapping/Overlay

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 15th day of December, 1986, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 81-S-058
(CONCURRENT WITH RZ 86-S-096)

WHEREAS, The Pomeroy Companies, Incorporated, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 District to the PDH-12, PDC and PDH-20 Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

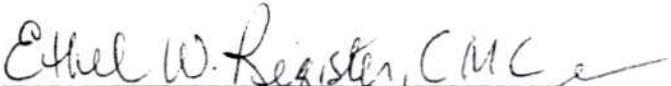
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-12, PDC and PDH-20 Districts, and said property is subject to the use regulations of said PDH-12, PDC and PDH-20 Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 15th day of December 1986.


Ethel W. Register, CMC, Agency Director
Office of The Clerk to the Board

THE POMEROY COMPANIES (INC.)
HAZEL-PETERSON COMPANIES, INC.
CENTRE RIDGE
REZONING CASE NOS. 81-S-058 AND 86-S-096

TAX MAP PARCELS 65-1-((1))-Pt. 1, 3, and Pt. 7
FOR CASE NO. 81-S-058

TAX MAP PARCELS 65-1-((1))- Pt. 1, 5, Pt. 7, and 17
FOR CASE NO. 86-S-096

PROFFER STATEMENT

Revised 12/11/86

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950 as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County, the property owners and the applicants, for themselves and their successors or assigns (hereinafter collectively referred to as the "Applicant") proffer that the development of the parcels under consideration and shown on Fairfax County Tax Map as Tax Map References 65-1-((1))-Pt. 1, 3, and Pt. 7 for Case No. 81-S-058 and 65-1-((1))- Pt. 1, 5, Pt. 7, and 17 for Case No. 86-S-096, hereinafter collectively referred to as the "Property," will be in accordance with the following terms and conditions, if and only if, the Rezoning Application Nos. 81-S-058 and 86-S-096 are granted as applied for. In the event that said rezoning requests are denied or not granted as applied for, these proffers shall immediately be null and void and of no further force and effect. These proffered conditions supersede all previous proffers proposed for the Property. The proffered conditions are as follows:

General

1. The Property as delineated in Case No. 81-S-058 will be developed in accordance with the Conceptual Development Plan, as revised through November 13, 1986, and as delineated in Case No. 86-S-096 will be developed in accordance with the Conceptual Development Plan, as revised through November 24, 1986, provided, however, that reasonable modifications may be permitted when necessitated by sound engineering or architectural practices, or that may become necessary as part of the final site engineering and final architectural design provided that all modifications shall be in substantial conformance with the Conceptual and Final Development Plans.

Transportation

1. The Applicant will dedicate a right-of-way to thirty-six (36) feet from the center line of the proposed Route 28 southbound lanes (as shown on current VDH&T plans) and construct a third southbound lane along the Property's Route 28 frontage.
2. The Applicant will dedicate the right-of-way needed for a future diamond interchange at Route 28 and Braddock Road Extended, as determined by VDH&T, similar to the right-of-way area depicted on the Conceptual Development Plan for Case No. 81-S-058, and on the plan entitled "Braddock Road Extension Preliminary Plan" by Dewberry & Davis dated October, 1986.
3. The Applicant will design and construct St. Germaine Drive as a four-lane undivided roadway, across the Property's frontage to match the section to be built as the West Collector Road.
4. Within 90 days after zoning approval, the Applicant will let a contract for the design of Braddock Road Extended from Route 28 to existing Union Mill Road as a four-lane divided road to be built on right-of-way made available by others in accordance with sound engineering practice.
5. The Applicant will construct at Applicant's expense two lanes of the ultimate four-lane divided Braddock Road Extended from Route 28 to existing Union Mill Road, to include four-lane divided sections and transition lanes back to two lanes at both Route 28 and existing Union Mill Road on right-of-way made available by others, except as provided in Proffer 6 below, in accordance with sound engineering practice.
6. Applicant acknowledges that right-of-way is not presently available to extend Braddock Road Extended between Route 28 and Old Centreville Road. Approximately 250 feet of right-of-way and 120 feet in width is required to permit construction of an at-grade intersection between Route 28 and Braddock Road Extended (hereinafter "the right-of-way"). In the event the right-of-way does not become available by dedication or purchase by Virginia Department of Highways prior to the commencement of construction of Braddock Road Extended, Applicant will endeavor to obtain the right-of-way by purchase. If Applicant is unable to purchase the right-of-way Applicant will pay the cost of condemnation provided Fairfax County will promptly condemn the same.
7. In the event that on or before the Applicant begins construction of Braddock Road Extended funds are made available from others to pay for the remaining two lanes, the Applicant will construct a four-lane divided roadway.

8. The Applicant will build Braddock Road Extended as a four-lane divided road, from Route 28 to the first intersection west of the elementary school site.

9. The Applicant will dedicate 90 feet of right-of-way for Braddock Road Extended from Centre Ridge Drive to I-66 and will dedicate 110 feet of right-of-way, from Centre Ridge Drive to Route 28 as shown on the two Conceptual Development Plans.

10. The Applicant agrees for itself and for any purchaser of its residentially zoned land (to be enforced by contract requirements) that full disclosure of all planned transportation improvements affecting the Property will be made to all prospective residents. The Applicant will also cause all initial home purchasers south of Newgate Forest to be informed of the existence of the firing ranges on the Isaac Walton League property.

11. The Applicant will cooperate with the Fairfax County ride sharing program by notifying residents of said program on a regular basis via newsletters, signage, or other similar means.

12. Subject to VDH&T approval, the Applicant will construct right-in and right-out entrances from Land Bay 10 to Route 28, and from Land Bay 10 to Braddock Road Extended, and will maintain the entrances until such time as a grade-separated interchange is constructed at Route 28 and Braddock Road Extended. Upon construction of such an interchange, the Applicant agrees to remove the right-in and right-out access points at the Applicant's expense, if so directed by VDH&T.

13. All road construction shall be in accordance with VDH&T and Fairfax County standards.

Phasing

1. The Centre Ridge project shall be occupied over a span of years and in no event shall the occupancy exceed 600 dwelling units per year on a cumulative basis, beginning in 1987.

2. Prior to issuance of a residential use permit for the 600th dwelling unit, the Applicant will complete the design of Braddock Road Extended.

3. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will construct a third southbound lane on Route 28 pursuant to Transportation Proffer 1.

4. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will complete Centre Ridge Drive from Route 29 to Braddock Road Extended and Braddock

Road Extended from Route 28 to Centre Ridge Drive as four-lane divided roadways.

5. Prior to issuance of a residential use permit for the 2,400th dwelling unit, the Applicant will complete the construction of Braddock Road Extended in accordance with Transportation Proffer 5.

6. All of the aforesaid construction and phasing are in anticipation of contributions by other developers toward transportation improvements in the Centreville area and the timely receipt of all appropriate and necessary governmental approvals and the timely availability of all necessary rights-of-way.

7. Braddock Road Extended shall be put in service along the elementary school site frontage prior to the opening of the elementary school in Land Bay 12.

Land Use

1. St. Germaine Drive and Machen Drive will be closed to all construction traffic from the project until such time as Centre Ridge Drive is open to Route 29 or an entrance to Route 28 has been opened. The Route 28 construction entrance or the Centre Ridge Drive construction entrance shall be signed as the Main Construction Entrance.

2. St. Germaine Drive at the southern edge of Newgate Forest will remain closed to all traffic until occupancy of the first units in Land Bay 12. Thereafter, construction traffic will be prohibited by signage through Newgate Forest.

3. The uses to be contained in the PDC portion of the Property shall not exceed 200,000 square feet and will be a mixture of retail and office uses and may include other principal and secondary uses permitted by the Zoning Ordinance except as limited in Land Use Proffer 5.

4. Land Bay 7 will be developed as single family detached residences (up to 44 dwelling units). Each dwelling unit will have a floor area of at least 1,700 square feet.

5. The Applicant reserves the right to present those secondary uses permitted by Section 6-103 and 6-203 of the Zoning Ordinance during the processing of final development plan approval in any land bay except Land Bays 4, 5, 6, 7, 8A or 12. The following uses shall not be applied for or developed on the Property: billiard and pool halls, bowling alleys, miniature golf courses, golf driving ranges, riding stables, veterinary hospitals, dormitories, fraternities, residence halls, bus stations, helistops or heliports.

6. The Applicant will provide a strip of land fifty feet (50') in width between the residential lots in the Newgate Forest subdivision and Land Bays 7 and 12 ("the strip"). The strip will be subject to a covenant running with the land which will require the preservation of healthy trees six inches or greater diameter at breast height and which will prevent the construction of buildings or structures except line fences within the strip. One-half of the strip (twenty-five feet) will be conveyed to the owners of adjacent residential lots in Newgate Forest and the remaining one-half will be included within lots subdivided from Land Bays 7 and 12. The part of the strip to be conveyed to lot owners in Newgate Forest will be divided by extending lot lines across the strip at a 90 degree angle from the corners of lots in Newgate Forest. In the event any lot owner in Newgate Forest declines to accept the conveyance of the part of the strip adjacent to his lot that part of the strip will be conveyed to an adjacent lot owner in Newgate Forest and in the event no lot owner in Newgate Forest is willing to accept that part of the strip it will be included in a lot in Land Bay 7 or 12, as the case may be. The covenant will be disclosed to prospective purchasers of lots in Land Bays 7 and 12.

7. The total number of dwelling units to be constructed on the Property shall not exceed 3,350 units.

8. At least ten percent (10%) of the multi-family rental units developed in Land Bays 1, 2, 3, 4, 5, and 11 will be offered at rental rates affordable by households with incomes of eighty percent (80%) of the Washington, D.C. SMA median household income, as published and adjusted periodically by the U.S. Department of Housing and Urban Development, for a minimum period of twelve (12) years from date of zoning approval.

Environment

1. All detention ponds and storm water management facilities constructed on the Property and/or associated with the development of the project shall be Best Management Practices (BMP) facilities in accordance with the County's written criteria for such facilities.

2. The Applicant will preserve environmental quality corridors and steep slopes bordering the same as undisturbed open space except for areas where storm water detention ponds are needed where streets, utility lines and walkways cross such corridors, and where recreational facilities are proposed, all subject to DEM approval.

3. The following noise attenuation measures shall be provided:

a. In areas located within 300 feet of the center line of Interstate Route 66 that experience noise levels of 70-75

dBA Ldn, the Applicant will construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve a Sound Transmission Classification (STC) of 45 for exterior walls; and

(2) Windows either double-glazed or fitted with storm windows.

b. In areas located within 640 feet of the center line of Interstate Route 66 that experience noise levels of 65-70 dBA Ldn, the Applicant shall construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve an STC of 29 for exterior walls; and

(2) Windows shall be either double-glazed or fitted with storm windows.

c. In the alternative, the Applicant may have a refined acoustical analysis performed in coordination with the County Planning Staff to determine which units/buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above subject to approval by the Department of Environmental Management.

4. The Applicant will apply for a sewer service area extension to include the portion of the Property and the portion of the existing Newgate Forest Community not currently in an approved sewer service area.

Site Design

1. A trail system will be provided as shown on the two submitted Conceptual Development Plans that will link the residential, recreational and retail areas, subject to DEM approval.

2. The Applicant will construct a walkway across the frontage of the site on St. Germaine Drive from Newgate Forest to the beginning of the trail system that is shown on the Conceptual Development Plan.

3. A signage system shall be developed that will be of quality design and theme.

4. The Applicant will build a landscaped earthen berm and a four to six foot fence along the Meadows of Newgate border at Land Bay 3 within the 25 foot transitional screen area, subject to County Arborist approval.

5. The Applicant will build a landscaped earthen berm within the 25 foot transitional screen area along the Property's border at the south side of Land Bay 8A as shown on the final development plan for Land Bay 8A subject to County Arborist approval.

6. The Applicant will construct on its Property within Land Bay 3 twenty (20) parking spaces as an extension of Golden Oak Court and will convey said parking area to the Meadows of Newgate Homeowners Association, or a similar entity. Maintenance of such parking area shall be the responsibility of the Meadows of Newgate Homeowners Association.

7. The construction of the St. Germaine Drive-West Collector Drive intersection shown on the Final Development Plan for Land Bay 7 shall not be completed until roadways are in service from the West Collector Drive to Route 28 or Route 29.

8. The Applicant agrees to comply with all applicable County ordinances regarding signs.

Public and Community Facilities

1. The Applicant will dedicate to the Fairfax County Park Authority approximately 41 acres of land for public park use as shown on the two Conceptual Development Plans. Open space, as shown on the CDP's and the FDP's, that is not dedicated to the Park Authority, shall be dedicated to the applicable homeowners associations and property management companies for open space purposes. In the area to be dedicated for park purposes adjacent to the proposed bridge crossing of Braddock Road Extended at I-66, the dedication shall be subject to temporary grading and construction easements necessary for the construction of Braddock Road Extended bridge over I-66.

2. The Applicant will construct one soccer field and one softball field on the proposed public park in Land Bay 6.

3. The Applicant shall provide, at Applicant's expense, at a minimum, the following private recreational facilities:

- a. 6 tot lots
- b. 6 multi-purpose courts/volleyball courts
- c. 8 tennis courts
- d. 6 swimming pools
- e. 2 indoor recreation rooms

4. The Applicant will dedicate a 13.9 acre elementary school site in the location shown on the Conceptual Development Plan for Case No. 86-S-096. If acceptable to the Fairfax County School Board, the deed will contain a covenant preventing the erection of flood lights on athletic fields. Also, the Applicant agrees for itself and any purchasers of residentially zoned land (to be enforced by contract requirements) that the location of the school site will be disclosed to all prospective residents.

5. Residents of Newgate Forest will be permitted to join the recreation association serving Land Bay 8 and those residents who join will have access to the recreational facilities serving the association. The cost of membership, including initiation and monthly fees, for Newgate Forest residents will be the same as that charged home builders and residents in Centre Ridge.

6. The Applicant will erect an interpretive sign to mark the site of the Civil War military railroad terminus and will maintain the immediate area as open space, as shown on the Conceptual Development Plan For Case No. 86-S-096.

7. Immediately after approval of the two rezoning applications, the County Archeologist will have a period of six (6) months to survey and explore the Property for the purpose of locating and removing fossils and artifacts.

Applicant/Property Owner

THE POMEROY COMPANIES, (INC.)

By: 

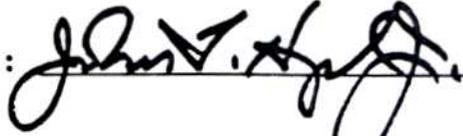
Applicant

HAZEL-PETERSON COMPANIES, INC.

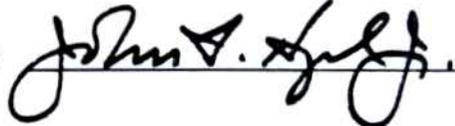
By: 

Property Owners

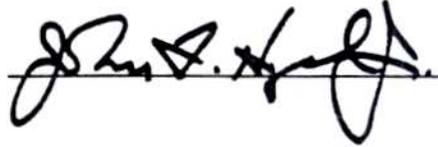
CENTRE RIDGE DEVELOPMENT
COMPANY

By:  _____

BURKE INVESTMENT ASSOCIATES

By:  _____

MASON ASSOCIATES

By:  _____



Sara V. Mariska
 (703) 528-4700 Ext. 5419
 smariska@arl.thelandlawyers.com

WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC

May 20, 2010

RECEIVED
 Department of Planning & Zoning
 MAY 24 2010
 Zoning Evaluation Division

Via Email and U.S. Mail

Regina C. Coyle, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Proposed Comprehensive Sign Plan
 Applicant: Centrewood Drive Apartments Inc.

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a comprehensive sign plan application on property identified as Fairfax County tax map 65-1 ((1)) 3C and 3D (the "Subject Property").

The Subject Property, known as Lakeside Apartments, contains approximately 47.52 acres and is located directly west of the intersection of Centrewood Drive (Route 8351) and Machen Road (Route 5401) in the Sully Magisterial District. The Subject Property is zoned to the PDH-12 District and Water Supply Protection Overlay District, and developed with 686 multi-family dwelling units that were constructed in 1989. Although the Subject Property has existing signage, the Applicant intends to replace and enhance the existing signs. Accordingly, the Applicant seeks approval of a comprehensive sign plan to ensure coordinated and complementary signage for the Subject Property.

I have enclosed a sign plan prepared by GableSigns that depicts monument signs, directional signs, instructional signs, and marketing signs. The signage package includes a logo for the apartment complex to unify and update the appearance of the overall development. The Applicant has carefully designed the signage to identify the Subject Property and direct residents and visitors through the development. The majority of the signage is unified by color and the Lakeside Apartments logo to provide a coordinated and complementary identity for the development. Creating a unified, cohesive identity through signage will enhance the appearance of the residential community and aid leasing efforts. Directional signage will efficiently guide residents and visitors through the Subject Property while informational signage will quickly convey key information to community residents and visitors. Finally, the proposed monument signage will update and enhance the exterior appearance of the Lakeside Apartment development. In sum, the Applicant's proposed signage program is vital to the creation of a sense of place and the viability of Lakeside Apartments.

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
 COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

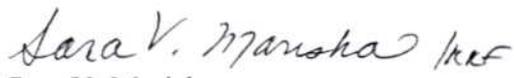
ATTORNEYS AT LAW

The enclosed sign plan includes a representation of all proposed signs as well as a graphic depicting the location of all proposed signs for convenient reference. The sign plan includes detailed drawings and dimensions for all proposed signs. The Applicant notes that the enclosed sign plan should not be construed to preclude signage as is permitted under Article 12 of the Fairfax County Zoning Ordinance.

Should you have any questions regarding the enclosed, or should you require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Sara V. Mariska

cc: Christine Trust
Brent Haberkam
Martin D. Walsh

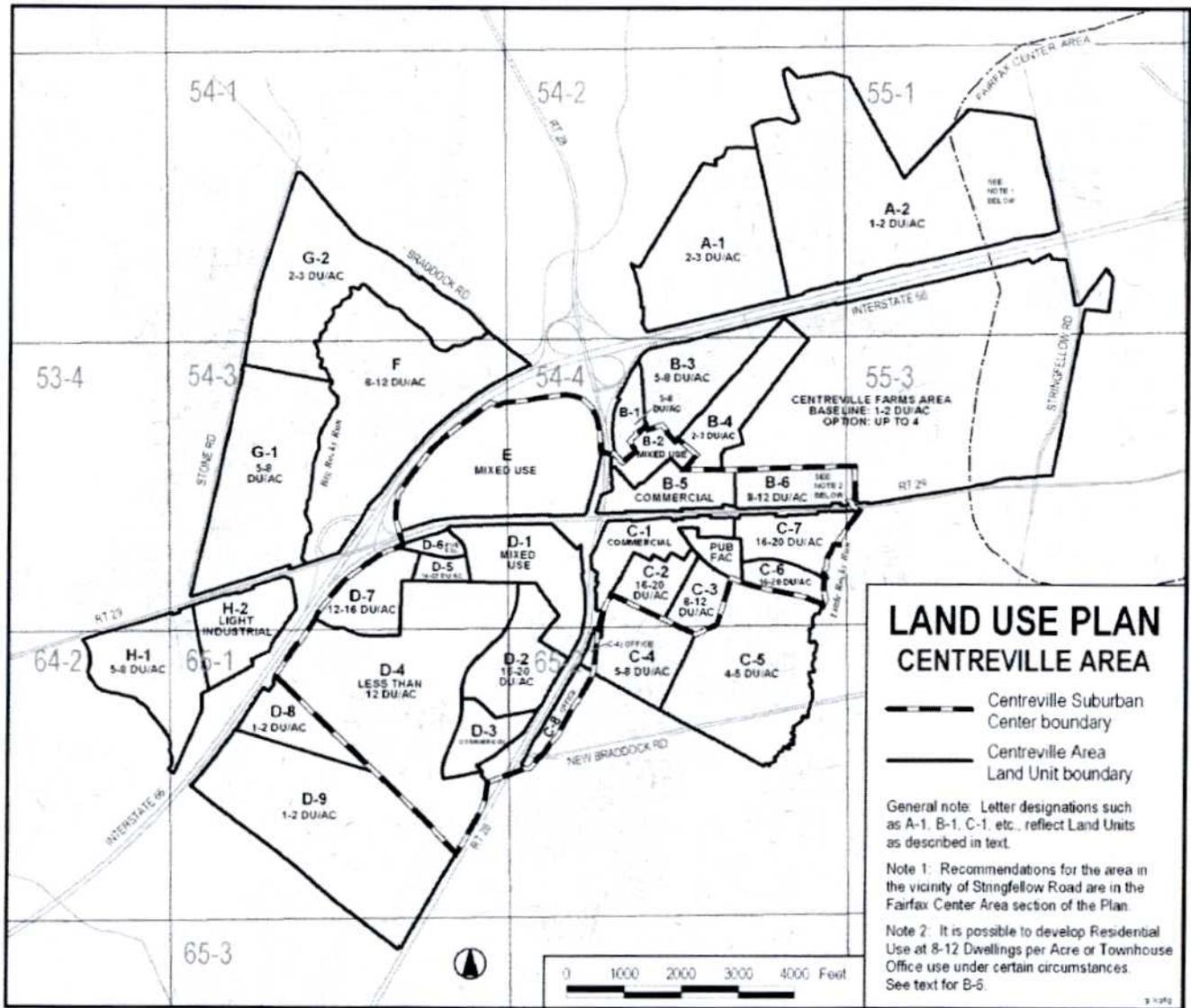


FIGURE 8

transition areas and pedestrian linkages between non-residential uses and existing and planned residential uses in adjacent land units.

Approximately 200,000 square feet of retail and low intensity office use are planned for the land unit. Development intensities in the entire land unit should not exceed .20 FAR.

D-4 (177 Acres) Suburban Center

Land Unit D-4 is planned for a mix of residential densities and unit types as shown on the Comprehensive Land Use Plan Map. Density in this land unit should not exceed an average of 12 dwelling units per acre. Lower densities should be located near existing residential development and higher densities located near commercial areas. Extensive pedestrian connections between uses within this sub-unit should be provided.

D-5 (9 Acres) Suburban Center

Land Unit D-5 is located between the Meadows of Newgate triplex subdivision and Machen Drive near Route 29. It contains the Newgate garden apartment complex. It is planned for residential use at 16-20 dwelling units per acre.

D-6 (4 Acres) Suburban Center

Land Unit D-6 was acquired as a County library site. It is planned for public facility use as a community library.

D-7 (38 Acres) Suburban Center

Land Unit D-7 contains the Meadows of Newgate triplex subdivision located in the southeast quadrant of the Route 29 and I-66 intersection. It is planned for single-family attached residential use at 12-16 dwelling units per acre.

D-8 (29 Acres)

Land Unit D-8 is located along I-66 at the western side of Land Unit D, and consists of the Newgate Forest residential subdivision. It is planned for residential use at 1-2 dwelling units per acre.

D-9 (192 Acres)

Because of the relative distance from the Centreville core area, this land unit is planned for residential use at 1-2 dwelling units per acre. Development under a Planned Development Housing (PDH) zoning concept is desirable. The historic Confederate Military Railroad Terminus is a feature that should be preserved and protected.

An option for residential use at 2-3 dwelling units per acre may be considered for land south of Centre Ridge and Centre Ridge Park and north of the power and gas easement, excluding Parcel 65-1((1))21 that is associated with an existing public utility use, if the following conditions are met:

- Substantial and logical consolidation of land north of the easement (excluding Parcel 65-1((1))21) should be achieved. Consolidation with parcels already planned 2-3 du/ac south of the easement is encouraged;

LAKESIDE APARTMENTS
Sign Dimensions and Areas

The following table provides a summary of the proposed signs by type, quantity and size:

Sign Type/Description	Sign Area (Square Feet)	Number of Proposed /Existing Signs	Total Proposed/Existing Sign Area (Square Feet)
General Community Signs			
S/F Main ID Monument Sign	49.66	1	49.66
D/F Secondary Monument Sign	24.79	2	49.58
S/F Leasing Office Directional	12.50	2	25.00
S/F Campus Directional	15.83	1	15.83
S/F Boat & Trailer Parking Sign	01.50	3	04.50
S/F Animal Control Sign	01.50	4	06.00
S/F Carport Parking Sign	01.50	21	31.00
S/F Regulatory Sports Court Sign	01.50	2	03.00
S/F Restricted Parking Sign	01.50	3	04.50
S/F Private Lake Sign	01.50	10	15.00
S/F Tot Lot Rules Sign	02.25	1	2.25
S/F Dog Park Rules Sign	03.00	1	03.00
S/F Volleyball Rules Sign	1.875	1	1.875
S/F Car Wash Area Sign	03.00	1	03.00
D/F Street Blade Sign	05.00	20	50.00
S/F Leasing Center Hours Sign	01.50	1	01.50
S/F Trash Compactor Sign	02.25	2	04.50
D/F Marketing Sign	12.00	2	24.00
S/F Pool Rules Sign	12.00	2	24.00

LAKESIDE APARTMENTS
Sign Dimensions and Areas

Sign Type/Description	Sign Area (Square Feet)	Number of Proposed /Existing Signs	Total Proposed/Existing Sign Area (Square Feet)
S/F Fitness Center Rules Sign	7.875	1	7.875
S/F Carport ID Sign	00.50	84	42.00
S/F Building ID Sign	01.00	70	70.00
S/F Welcome Sign	04.00	1	04.00
S/F Directional Sign	04.00	1	04.00
Totals	172.03	237	446.07

**COMMONWEALTH of VIRGINIA****DEPARTMENT OF TRANSPORTATION**

GREGORY A. WHIRLEY
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
September 28, 2010

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: **Centrewood Drive Apartments**
Fairfax County Application No.: CSP 81-S-058

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application. All our previous comments have been addressed and we have no further comment. We have no objection to the approval of this application.

If you have any questions, please contact me at (703) 383-2058.

Cc: Ms. D.A. Purvis



County of Fairfax, Virginia

MEMORANDUM

DATE: June 23, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation 

SUBJECT: Transportation Impact

FILE: 3-4

REFERENCE: CSP 81-S-058; Centrewood Drive Apartments Inc.
Land Identification: 65-1 ((1)) 3C & 3D

The following comments reflect the position of the Department of Transportation and are based on the Proposed Sign Plan text dated May 20, 2010.

The applicant is seeking approval for placement of various identification and directional signage within the existing multi-family dwelling unit development known as 'Lakeside Apartments'. All traffic regulatory signs should conform to the Manual of Uniform Traffic Control Devices published by the Federal Highway Administration. The placement of all signing should ensure adequate sight distance is maintained for motorists driving adjacent to, or within the site.

AKR/mdd

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.

APPENDIX 7

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code; includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		